

**WEST HARTFORD TOWN COUNCIL MEETING  
APRIL 24, 2014  
LEGISLATIVE CHAMBERS**

**ITEM #1: MEETING CALLED TO ORDER: 7:40 P.M.**

President Slifka: We're gonna call the council meeting to order and begin with the Pledge of Allegiance.

**ITEM #2: PLEDGE OF ALLEGIANCE**

President Slifka: Could we have a roll call, please, Ms. Labrot?

**ITEM #3: ROLL CALL**

Present were Councilors Chris Barnes, Shari Cantor, Harry Captain, Judy Casperson, Leon Davidoff, Burke Doar, Denise Hall, Clare Kindall, and Scott Slifka.

President Slifka: I'd like to entertain a motion to suspend the rules to present a proclamation.

Councilor Cantor: So moved.

Councilor Kindall: Second.

President Slifka: Motion's made seconded. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Could I ask Shana Cates and Noreen Simons to come up to the podium over here? You have a great crowd with you and a lot of people paying attention tonight. So let me read – I'm gonna read the proclamation and then we're gonna turn it over to you to add some words of wisdom.

**WHEREAS** autism, a lifelong developmental disability, typically appearing during the first three years of life and resulting impairment of an individual's ability to learn, develop healthy, interactive behaviors and understand verbal, nonverbal, and reciprocal communication; and

**WHEREAS** autism is the result of a neurological disorder affecting the functioning of the brain, but few members of the general public understand this complex syndrome; whereas autism is associated and its associated behaviors have been estimated to occur in as many as 1 in 50 school-aged children; and

**WHEREAS** autism is four times more prevalent in boys and girls and knows no racial, ethnic, or social boundaries, nor do family income, lifestyle, and educational level affect the chance of autism's occurrence; and

**WHEREAS** a cure for autism has not been found, persons with autism can be helped to reach their greatest potential. Accurate, early diagnosis and the resulting appropriate education and intervention are vital to the future growth and development of the individual; and

**WHEREAS** organizations, such as Autism Speaks, Autism Families Connecticut, and All Seasons Academy have dedicated years of service in their ongoing efforts to advocate for the rights, humane treatment, and appropriate education of all persons with autism; and

**WHEREAS** these groups remain committed to their cause and to educating families, professionals, and the general public to better understand this lifelong disability; and

**WHEREAS** autism is a complex disability that requires increased research to one day find a cure and prevention and greater recognition and understanding is needed to ensure that individuals with autism living in Connecticut and across the United States are accurately diagnosed and appropriately treated throughout their lives;

**NOW, THEREFORE, BE IT PROCLAIMED** that I, Mayor Scott Slifka, do hereby proclaim the month of April, 2014, to be autism awareness month in the Town of West Hartford.

President Slifka: So welcome and we'll now turn it over to you and give you this fine proclamation.

Shana Cates: Thank you very much.

President Slifka: You want to go up?

Shana Cates: You want to hold it? You want to talk into the microphone and say something?

Jordan Cates: Uh-huh. Hello. I'm Jordan Cates. My mom is very happy to say this speech for all of you. As one of the kids with autism, I'm happy to announce that autism can make you who you are. It makes your brain work differently and other stuff about you. For instance, it makes you be smarter or less smarter, not being mean and all, but it makes you who you are. It puts good characteristics into you. It helps you get with talent and other good talents. I can learn letters fast and I know a lot about animals. Thank you.

President Slifka: How do you top that?

Shana Cates: I don't know. He's a hard act to follow. As Jordan's mother, I'm Shana Cates. I've been a resident of West Hartford for 40 years now. I want to thank everybody on the town

council and Mayor Slifka for having us here as your guests tonight. Jordan is a marvelous product of the West Hartford school system. He received Birth to Three services, was at Whiting Lane Early Learning Center for three years and has now been at Norfeldt for another four years. And so we're very pleased with the supports that he gets in town and with all that happens in the community. And I just wanted to share a little speech that I had written last year when I participated in the Autism Families Connecticut sparkling celebration that we were doing in honor of autism awareness month. And this was a speech that I had shared with the community last year. When you start a family, you have a picture in your mind of what your life will be like. You envision yourself taking your kids to birthday parties, cheering them on at sporting events, or even just going for a dip in a pool on a hot summer day. Well, in our life, after Jordan's diagnosis, nothing could have been further from that image because time after time, we would have to leave places too early because everywhere we went, it got too loud, too chaotic, and just too overwhelming. Seeing your son lying on the floor screaming or standing in the corner holding his hands over his ears just becomes too painful to watch. And so after a while, you stop making plans and you stop going out because you can't bear to watch your child suffer for another minute. When Jordan was about five, we discovered this tiny, little organization called Autism Families Connecticut which was just getting off the ground. We started out by taking Jordan to playing on the spectrum classes at the Elmwood Community Center. And in just a few short weeks, we felt that we had found the best-kept secret around. Jordan was having fun and we were having even more fun watching him. So over time, we continued to sign him up for more and more activities. And as Autism Families Connecticut spread its wings and started to offer a greater range of programming, we began to realize all of a sudden that like every other family, we now we had plans on the weekends, too. We were thrilled that Jordan was becoming more comfortable and successful in these different social settings. So after spending so much time trying to make Jordan fit in to the typical world, we had now discovered a place where the world revolved around Jordan and meeting his needs instead. Although my picture of family life has been significantly altered, every time we pile into the car on a Sunday afternoon to head off to running club or playing on the spectrum, I realize that life is pretty great. And nothing in the world would want me to change the image of my life or what I would want for my son, Jordan.

President Slifka: Great job, Jordan. How about another round of applause for Jordan? We're very proud of you and...

President Slifka: I say that on behalf of the town and on behalf of my employer, we appreciate the plug that you gave earlier so...

Shana Cates: Nice job.

President Slifka: Jordan, you can keep this.

Noreen Simons: Just say your name. You don't want to?

Weller Simons: No.

Noreen Simons: Will is not in a talking mood tonight. This is Weller, Weller Simons, my son. He goes to King Phillip Middle School and he is now in seventh grade. And he proudly went to Dr. DePalma's school, Whiting Lane, for early learning center through fifth grade. Like Shana, I feel very fortunate that we live in West Hartford and he is receiving a great education. He is mainstreamed for part of the day and then he receives special education for part of the day and a lot of support which we need. And he has really come a long way. We're very proud of you, Weller. There you go. I got a smile. I'm here, briefly, representing Autism Speaks. It's a national organization you may have heard of. I started volunteering when Weller was three, right after he was diagnosed. And it's a national organization but it's really a grass-roots thing in Connecticut. We have one staff person in Connecticut and I don't know how many volunteers. So it's frankly mostly moms but some dads, too, and what we do is we have a walk on June 1<sup>st</sup>. A lot of people in West Hartford participate. And we raise almost 500,000 dollars usually. That money goes to research, scientific research, about autism. And UConn and Yale have received quite a bit of money from us so we're very proud of that. We also give grants to small community organizations and we proudly give scholarships to summer camps. And I am a community outreach person. I do family services and it's really empowered me to feel like I'm making a difference. As Shana said, you can feel kind of lost and alone and once you meet people who live the same lives, it's really great. So we also do family events and it's been a wonderful thing. So thank you for listening to us tonight. Thank you for the proclamation. I come over here with somebody and thank you and that's about it. Thank you.

President Slifka: Okay. Back to the normal agenda. Just for those who are watching at home as well as some of you in the audience but the group I see in the audience, I know every single one of 'em and they're very informed, this is the budget adoption night for the council and by charter, I believe it is, Mr. Alair, we deal basically only with the budget on this night. However, on occasion, and tonight is one of those nights, in order to meet the legal requirements for zoning applications that have been filed with the town, we basically are forced to put them on the agenda simply for the purpose of setting public hearings this evening which is what we will do with items 5 through 8 this evening. Is that correct?

Mr. Alair: That is correct. It's a nice problem to have.

#### **ITEM #4: UNFINISHED BUSINESS**

President Slifka: Okay. And related to that, I would actually – this agenda, by charter, does not call for public comment tonight but due to the changes in the agenda, I don't believe there's a sign-up sheet but is there anybody who'd like to speak to items 8 or 9 on the agenda? I'm sorry, 9 or 10. I apologize, 9 or 10. Okay, seeing none, then we will move to the unfinished business. I'd like to entertain a motion to suspend the rules to consider a resolution rescheduling upcoming meetings.

Councilor Cantor: So moved.



Councilor Kindall: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. I'd like to entertain a motion to adopt resolution rescheduling upcoming meetings.

Councilor Cantor: So moved.

Councilor Kindall: Second.

**SUSPENSE ITEM: RESOLUTION RESCHEDULING UPCOMING MEETINGS.**

**ADOPTED**

**WHEREAS** the Town Council and the Plan and Zoning Commission are in receipt of several items for consideration relating to the proposed Delamar Hotel; and

**WHEREAS** the chairs of both bodies have discussed the possibility of conducting joint hearings; and

**WHEREAS** the Town's Charter and ordinances as well as state law set strict time limits within which such hearings must be held; and

**WHEREAS** coordination of these joint hearings will necessitate rescheduling the Town Council's May 27, 2014 meeting; and

**WHEREAS** the Town Council also opened a hearing on a zoning application relating to 11 South Main Street on April 10, 2014, and continued that hearing at the request of the applicant, but did not continue said hearing to a specific date or time due to uncertainty in the upcoming schedules of the necessary parties

**NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF WEST HARTFORD** that the Town Council's regular meeting of Tuesday, May 27, 2014 is rescheduled to Thursday, May 29, 2014; and

**BE IT FURTHER RESOLVED** that the hearing which was commenced on April 10, 2014 in connection with an application on behalf of A.K. Central Limited Partnership, owner of 11 and 13-17 South Main Street, abutting properties on the west side of South Main Street in the Town Center to designate those properties as a special development district in order to remove the Masonic Temple building at 11 South Main Street and construct a four-story building in its place

with 21 residential units on the upper floors, commercial uses on the first floor, and a twenty-one space underground parking garage is hereby continued to June 10, 2014 at 6:00 pm.

President Slifka: The motion is made and seconded. Okay, why are we doing this? It is because of what I just mentioned with items 5 through 8. Mr. Alair, could you address the contents of the resolution?

Mr. Alair: Sure. Thank you, Mr. Mayor. The resolution you have in front of you is a product of the fact that, as you indicated, we actually have three fairly significant zoning applications coming up. Two are being received by the council tonight. One of them was received and actually the hearing was opened a while back but it was continued and due to the press of business, it was not continued to a specific date. So we've been working on trying to map out how to schedule these going forward. The first item that you're gonna be receiving tonight is the applications related to the Delamar Hotel project. That's a joint hearing, proposed to be a joint hearing with the planning and zoning commission and in trying to figure out the best day and time to have a joint hearing with all of you and all of them, the best time we could come up with was May 27<sup>th</sup>, which was the night of your second scheduled meeting in May. So the proposal and the resolution before you is to move your 27<sup>th</sup> meeting to the 29<sup>th</sup>, hold the hearing on the 27<sup>th</sup>. The second application being received by you tonight is Metro Realty on Steele Road, an application on Steele Road. That's going to be set for hearing on May 29<sup>th</sup> but before you all have heart attacks thinking about that weekend, the proposal is to immediately continue it, open the hearing, continue it to June 24<sup>th</sup>. And then also in this resolution is scheduling the end of the hearing on the 11 South Main Street application which you previously opened and we're anticipating doing that on June 10<sup>th</sup>. So a lot of moving pieces but hopefully we're spacing them out so that you won't get completely worn out.

President Slifka: Okay. Thank you, Mr. Alair. Is there any discussion on the resolution rescheduling upcoming meetings? Okay, seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. We're back to the regular agenda, #5, Mrs. Cantor.

**ITEM #5: APPLICATION ON BEHALF OF DELAMAR WEST HARTFORD LLC ("DELAMAR"), THE INTENDED LESSEE FOR A PORTION OF THE PROPERTY OWNED BY THE TOWN OF WEST HARTFORD AT 90 RAYMOND ROAD, WEST HARTFORD ("PROPERTY") TO DEVELOP AND CONSTRUCT A 117-ROOM, SIX-STORY HOTEL WITH RESTAURANT, OUTDOOR DINING, BANQUET FACILITY AND RELATED SITE IMPROVEMENTS ON APPROXIMATELY 2.8 ACRES AT THE SOUTH EAST CORNER OF THE INTERSECTION OF RAYMOND AND MEMORIAL ROADS ("PREMISES"). DELAMAR SEEKS TO CHANGE THE CURRENT ZONING FOR THE PREMISES FROM CENTRAL BUSINESS DISTRICT ("BC") AND SDD TO**

**A CENTRAL BUSINESS DISTRICT-HIGH INTENSIVE (“CDBH”) UNDERLYING  
ZONE WITHIN A NEW, HOTEL SPECIAL DEVELOPMENT DISTRICT TO BE  
KNOWN AS 1 MEMORIAL ROAD.**

**(See Attachment A)**

**SET FOR JOINT PUBLIC HEARING ON MAY 27, 2014, AT 5:30 P.M. IN THE TOWN  
HALL AUDITORIUM AND REFERRED TO TPZ AND DRAC**

Councilor Cantor: I move that we set for joint public hearing with TPZ on May 27, 2014 at 5:30 in the legislative chambers, also referring to TPZ and DRAC.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. Any discussion? Seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. #6, Mrs. Cantor.

**ITEM #6: ORDINANCE PERMITTING HOTELS TO PROVIDE FULL-SERVICE  
DINING**

**SET FOR JOINT PUBLIC HEARING ON MAY 27, 2014, AT 5:30 P.M. IN THE TOWN  
HALL AUDITORIUM AND REFERRED TO TPZ.**

**WHEREAS** Connecticut law distinguishes between restaurants and hotels for purposes of the issuance of liquor permits; and

**WHEREAS** hotels cannot obtain a “restaurant” liquor permit and restaurants cannot obtain a “hotel” permit; and

**WHEREAS** West Hartford’s ordinances do not currently recognize the distinction between these types of permits and do not permit the sale of alcohol pursuant to a “hotel” permit; and

**WHEREAS** the Town Council has expressed a desire to encourage the development of a hotel in West Hartford and such development is impeded by the inability of a hotel operator to provide full-service dining facilities

**NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF WEST  
HARTFORD** that section 177-36 of the West Hartford Code of Ordinances is hereby repealed and the following is substituted in lieu thereof:

A. The portion of any structure in which the sale of alcoholic liquor is proposed under a package store permit or a package store beer permit shall be at least 1,500 feet distant from the portion of any other structure in which alcoholic liquor is sold under either of said permits. Said distance requirement shall be measured as follows: beginning at the center of the main entrance of the portion of the structure in which said sale is proposed, thence to the center of the address street by the shortest distance without intersecting a structure, thence along the center line of said street or streets to a point in the address street of the nearest portion of any other structure in which alcoholic liquor is sold under either of said permits, thence by the shortest distance without intersecting a structure to the center of the main entrance of the portion of the structure in which alcoholic liquor is sold under either of said permits. In no case shall the portion of any two structures in which alcoholic liquor is sold or proposed to be sold under a package store permit or a package store beer permit be located within a radius of 700 feet as measured from the centers of the main entrances of said portions of said structures.

B. The sale of alcoholic liquor under any class of permit listed in Chapter 545 of the Connecticut General Statutes, as the same may be amended or recodified from time to time, with the exception of the university permit, shall not be permitted within 200 feet of a public or private school, a public park, place of worship, charitable institution, a hospital or library. Said distance requirement shall be measured as follows: beginning at the center of the main entrance to the portion of the building where said alcoholic liquor is proposed to be sold, thence to the center of the address street by the shortest distance without intersecting a structure, thence along the center line of said street or streets to the address street of any of the above cited uses, and thence to a point opposite the nearest portion of a lot used for any of the above-cited uses on the address street thereof, thence to the nearest portion of the lot.

C. The sale of alcoholic liquor under a wholesaler permit or a wholesaler permit for beer only is permitted as a main use in those districts specified under § 177-6B, Item 35 of the Schedule, and is subject to the restrictions set forth under Subsection B above.

D. The sale of alcoholic liquor under a grocery store beer permit, a druggist permit or a druggist permit for beer only is permitted as part of a permitted main use under § 177-6B, Item 22 of the Schedule, and is subject to the restrictions set forth under Subsection B above.

E. The sale of alcoholic liquor is permitted under a hotel permit, a hotel permit for beer, a restaurant permit, a restaurant permit for beer only or a restaurant permit for wine and beer only as part of a main use under § 177-6B, Items 8, [as amended by an ordinance of April 30, 1985, and Item ]24 or 25 of the Schedule as applicable, or as part of an accessory use under § 177-6C, and subject to the following:

- (1) The location of such use is subject to the restrictions set forth under Subsection B above; and
- (2) The sale or serving of alcoholic liquor is permitted only in a restaurant as defined in C.G.S. § 30-22, as that section may be amended or recodified from time to time.

F. A university shall be allowed to engage in the retail sale of beer at one facility per campus under a university permit, as defined in C.G.S. § 30-20(a), as amended or recodified from time to

time. The sale of beer under a university permit shall not be subject to the restriction set forth under Subsection B above. For the purposes of this section, the term "university" shall mean an institution offering a program of higher learning, as defined by C.G.S. § 10a-34 as that section may be amended or recodified from time to time, which has been accredited by the Board of Higher Education and which has a campus in West Hartford which is not less than 50 acres and which provides residential housing for its matriculated students.

G. For purposes of this section, the terms "package store permit," "package store beer permit," "wholesaler permit," "wholesaler permit for beer only," "hotel permit", "hotel permit for beer", "grocery store permit," "druggist permit," "druggist permit for beer only," "restaurant permit," "restaurant permit for beer only," "restaurant permit for wine and beer only," "university permit" and "alcoholic liquor" shall be deemed to have the same meanings as those terms have under Chapter 545 of the Connecticut General Statutes as that chapter may be amended or recodified from time to time.

Councilor Cantor: I move that we set for joint public hearing on May 27, 2014 at 5:30 p.m. in the legislative chambers and refer to TPZ.

Councilor Kindall: Second.

President Slifka: Okay, motion is made and seconded. Any discussion? Seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. #7.

**ITEM #7: RESOLUTION AUTHORIZING THE EXECUTION OF A GROUND LEASE AGREEMENT BETWEEN THE TOWN OF WEST HARTFORD AND DELAMAR WEST HARTFORD LLC WHICH PROVIDES FOR THE LEASE OF REAL ESTATE BY THE TOWN OF WEST HARTFORD TO DELAMAR WEST HARTFORD LLC (90 RAYMOND ROAD) TOGETHER WITH AN OPTION TO PURCHASE SAID PROPERTY; AND PROVIDES FOR THE EXECUTION OF AN ANCILLARY PARKING AGREEMENT BETWEEN DELAMAR WEST HARTFORD LLC, THE TOWN OF WEST HARTFORD AND THE WEST HARTFORD CENTER SPECIAL SERVICES DISTRICT TO ALLOW FOR THE EFFICIENT OPERATION OF THEIR RESPECTIVE REAL ESTATE USES.**

(For full text of the Ground Lease, please see File #1109 in the Town Clerk's Office)

**SET FOR JOINT PUBLIC HEARING ON MAY 27, 2014, AT 5:30 P.M. IN THE TOWN HALL AUDITORIUM AND REFERRED TO TPZ.**

**WHEREAS** the Town Council of West Hartford declared the Town-owned property at 90 Raymond Road to be surplus in 2012; and

**WHEREAS** pursuant to said declaration the administration of the Town of West Hartford has negotiated with Delamar West Hartford LLC the terms of a ground lease which provides for the lease of 90 Raymond Road together with an option to purchase that property upon terms which are favorable to the Town, both fiscally and in terms of the long-range planning for the future of West Hartford Center; and

**WHEREAS** pursuant to Chapter VI, §2 of the West Hartford Charter, the Town Council may, by a two-thirds majority of its entire membership, determine the disposition of any individual parcel of real estate owned by the Town and the terms of this ground lease constitute such a disposition

**NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF WEST HARTFORD** that the Town Manager is hereby authorized to execute a document entitled Ground Lease Between Town of West Hartford as Landlord and Delamar West Hartford LLC as Tenant, 90 Raymond Road, Blue Back Square, West Hartford, Connecticut, in substantially the form attached hereto, together with all documents which are identified as exhibits to said ground lease, which are referenced in said ground lease or which are necessary to consummate the transaction contemplated herein, the necessity or desirability of which may be conclusively presumed from his signature thereupon.

Councilor Cantor: I move that we set for a joint public hearing on May 27, 2014 at 5:30 in legislative chambers and refer to TPZ.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. Is there any discussion? Seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. #8, Mrs. Cantor.

**ITEM #8: APPLICATION ON BEHALF OF STEELE ROAD, LLC, THE CONTRACT PURCHASER UNDER AN AGREEMENT WITH MERCYKNOLL INCORPORATED, OWNER OF 243 STEELE ROAD, TO AMEND SPECIAL DEVELOPMENT DISTRICT #33 (243, 253-275 STEELE ROAD AND 2021 ALBANY AVENUE) TO SEPARATE 243 STEELE ROAD FROM SDD #33, TO DEMOLISH THE VACANT MERCYKNOLL STRUCTURE, AND TO CONSTRUCT A 200-UNIT MULTIFAMILY APARTMENT COMPLEX WITH POOL AND CLUBHOUSE AT 243 STEELE ROAD WITHIN A NEW SDD.**

(See Attachment B)

**SET FOR PUBLIC HEARING ON MAY 29, 2014, AT 7:20 P.M., IN THE LEGISLATIVE CHAMBER AND REFERRED TO TPZ AND DRAC.**

Councilor Cantor: I move that we set for public hearing on May 29, 2014 at 7:20 in legislative chambers and refer to TPZ and DRAC.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. Is there any discussion? Seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Okay, we're up to #9, Mrs. Cantor.

**ITEM #9: RESOLUTION SETTING SALARY OF TOWN MANAGER**

**ADOPTED, VOTE 6-3**

**WHEREAS** Ronald Van Winkle was appointed to be the Acting Town Manager on September 9, 2008 and was subsequently appointed to be the Town Manager on August 11, 2009; and

**WHEREAS** since Mr. Van Winkle's appointment as Acting Town Manager in 2008 his salary has increased by only 4% from \$145,000 to \$150,800; and

**WHEREAS** an increase in the Town Manager's compensation is well-deserved and appropriate

**NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF WEST HARTFORD** that an amendment to the employment contract for Ronald Van Winkle is hereby approved increasing his salary by 4% from \$150,800 to \$156,832 effective on July 1, 2014.

Councilor Cantor: I move that we adopt.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. I will start on this one. The knowledge is beginning that this is – although we're dealing with an individual who will get, I'm sure, words of praise no matter how the vote turns out, that it's never – this is a sensitive topic, having to vote on somebody's salary, however small an increase might be. It's something everybody takes very seriously and we know it will be viewed in light of – by every resident – in light of what has maybe happened in their own home at that time. That said, we've got to balance that against what we think is appropriate for the required performance here in West Hartford and what do we see in the market. So I want to address this in two ways and given that we have an entire budget to do tonight, I'm gonna try to do this as briefly as possible. The fact – first I'd like to start with the facts. We started this some months ago as a council by doing a review process. We got

together and discussed what we all thought, as a group of nine, of Mr. Van Winkle's performance and it's – we talk about this – I'm acting like he's not here but he's right here. Yeah, I'm sure he'd like to be any place but here, along with the members of the council. But in any event, he – so we did a review and in short order, not only was it all positive, it was all extremely positive. And we've been thrilled with his performance overall and in particular, in the last year. So here's some facts that go into this. A little background. The salary of the town manager in 2006 was roughly 150,000 dollars. That was reduced to 145,000 when that manager retired and a new manager came in. That salary stayed exactly the same until January of 2013. And for five of those years – so that's roughly a seven-year period – and for five of those years, Mr. Van Winkle served without any increase in compensation whatsoever. At that point, the council voted and voted unanimously for a 4% increase. If you annualize that over the time when there had been a prior adjustment to the salary, that would be an increase of 0.93%. That brings us to today. We have not – this would – if passed, this would make Mr. Van Winkle's salary effective with the fiscal year – start of the fiscal year – so that would be July 1<sup>st</sup>. And it would be a 4% increase. It would go up from its current 150,800 to 156,832 dollars. That is a 4% raise. For those who have – who are here that can say I didn't get a 4% raise myself, that sounds generous, we ask you to consider that it is not an annual thing. We are not – we have not been increasing the manager's salary on an annual basis. If you go back until the last time he had an increase, it is roughly a 2.67% increase on an annual basis. For those that might say that even that seems a little bit high, I speak as someone who has been largely responsible for eliminating the bonus system that we had here for our executive team and somebody who – I don't say it with great pride but say the facts – was responsible for Mr. Van Winkle not having a raise for that period of time; not because of his performance but because of the economic conditions that dictated it and that he understood that. But now it's merited and so if you think 2.67% is a little high, I ask you to consider the fact that he's also had – he's always performed very well but in particular, the last couple years that we're examining for here were remarkable. Remarkable in the town's history and that would merit – although we're not awarding bonuses these days, perhaps that does merit a slightly higher increase than you would get on the average. Putting this back to 2006, this is now – the salary will now only be exceeding substantially the salary that existed in this position in 2006. And the council has only three positions that we vote on the salary directly: the corporation counsel, not Mr. Alair but Mr. O'Brien, who has not had a raise since 2001, Mr. Van Winkle's, who we've just discussed, and the town clerk's, that we'll discuss there. And so in the first case, that one has not had a raise in 13 years and the latter two, they've had only – they've been cut when we had a retirement and they're only now getting back to the levels that were there in roughly 2006. So those are the – oh, the last thing I want to add is what's the other thing that we measure? There's more art than science to this but the science part of it is, in part, the comps, the comparable communities. And we really narrowed it down to four because the Town of Greenwich, although it has a population that is roughly the same as ours, is in a bit of a different financial position, shall we say, and they pay their town manager quite generously. So Mr. Van Winkle would be severely underpaid compared to that person but we understand the economics are different. So that brings us to central Connecticut and there are four communities where even after this is enacted, Mr. Van Winkle with either be right in line or still be behind the salaries that are paid here. The Town of Glastonbury, which pays its manager



– and this data is over a year ago so these may be higher but this is the latest that we had. Glastonbury, at 169,595 dollars, for a community half the size of West Hartford. Manchester, 156, 136, for a community that is slightly smaller than West Hartford. South Windsor pays 157,259 which is less than a third or approximately of the size of West Hartford. And the Town of Southington, which pay almost identical to what Mr. Van Winkle would get if this passes, which has a population of 43,000 – still substantially smaller than West Hartford. That's how we arrive at a number like that and think it's fair. As to the individual, this is an individual who could merit a much more significant increase but while the council has to balance what the public will accept and what we can afford, Mr. Van Winkle also understands that there are limitations to the rewards that can be awarded in this era to public officials. But what we demand of our manager and we get in Mr. Van Winkle is somebody who could be operating at an extremely high executive level with any of the top corporations that we have in Connecticut. And he does that for compensation that is far, far lower than what most of those individuals would get and it comes without things like stock options, things like bonuses, etc. Yet he does it and he does it with a smile. And I hope that – last thing I'll say – that I hope that this is something that will serve at least – not just as something that's fair, but also a recognition for a job done extremely well and also for perhaps an incentive to keep him here as long as we can because financially speaking, as soon as Mr. Van Winkle decides to perhaps retire and leave us, we will be paying his replacement something around this number as well as paying Mr. Van Winkle his retirement benefits. So for all those reasons, I am proud to introduce this, proud to support it, and I will turn it over to my colleagues. Anyone else who wants to go? Mrs. Casperson?

Councilor Casperson: Thank you, Mr. Mayor. Living in a town like West Hartford – as many of you know, I've lived in many, many towns – to find the caliber of executive working in the way that he has for so many years and continues to do so with the same passion for our town is rare. As a town councilor, I've spoken about this before, coming in and having the opportunity to go in and be immediately connected with anything that is of concern is also rare because he is so knowledgeable. When we're looking at this from another perspective of bringing someone else in, all too many times, you see people leaving positions because they are unhappy and to find the intellectual property to bring that back in and to train it and to get it up to a level, you're paying so much more return on that investment. So I think that sometimes it is more prudent to invest in the knowledge that is and the success that is. And with the track record and all the accolades that this town has been – has accrued, over the last few years especially – as Clare would say, it didn't happen by accident. So I just am in support of this. I know that we have not done this previously for many reasons and for those reasons that I've stated, I think that we should move forward. Thank you.

President Slifka: Thank you, Mrs. Casperson. Mr. Doar?

Councilor Doar: Thank you, Mr. Mayor. I want to state that Ron deserves a raise. There's no question about it. How do I come to that conclusion? He's demonstrated an absolute dedication and devotion to the public trust. I haven't ever seen any indication that he lacks the kind of

integrity that all of our citizens should demand from public servants. He has hired some extraordinary individuals, recruited people to come and work in public service and I say that because I've had a chance to work with them. The latest is Peter Privitera. I apologize, Peter. I'm horrible and nervous so – with names – from Stamford and that's the latest, I think, of Ron's hires but Helen Rubino-Turco, Rick Ledwith, the list goes on and so I've been supportive of that and watched that and recognized that. So I come here tonight, to all my colleagues, to tell you that I support a raise for Ron Van Winkle but I'm not gonna support the ordinance or the resolution because I don't feel that 4% is the right number for that. This isn't an easy vote for me. None of these votes really are. I'm reminded of what the mayor said the other night when we were here late looking at heliports and you think to yourself gosh, how could we wrestle with that issue when we talk about the other issues? And even the mayor said if these were easy, we really wouldn't be here. These are tough votes. What is my basis for not supporting a 4% increase? To me, it's not just – when you start with the analysis, you first have to decide what it means to be in public service. And any comparisons to the private sector, I think, are really meaningless because people who dedicate themselves to public service know going in that they're doing it not for the money. Having watched Ron think, having watched Ron analyze things, I'm quite confident if Ron Van Winkle left tomorrow, given his judgment and his integrity, he could get a very well-paying job in the private sector. And I'm sure he knows that, as well. So he's not here for the money. He's certainly not here for the money. He's here because he loves the town, he loves being in public service, and he's challenged, and he's building a good team. And so that – I don't think we're gonna lose Ron if we give him a raise that would be less than 4%. I think, though, the only comparison I would say that comes back to private sector – maybe I'm not saying that right, but the fact is that at least in our company, we also look – when we talk about increases, in terms of the total package. Ron has a very good healthcare plan. He has a very good pension plan and he has a severance package that's at least above some of the other towns with respect to duration. And to me, coupled with an increase I would support, those other additional benefits weigh in favor, in my view, of something less than 4% on an annual basis. So with that, Ron, I applaud you for your efforts. I hope that you'll continue to work hard and represent the town with integrity and help us shepherd this town going forward into some very difficult – we still have lots of difficult challenges ahead. And I hope you'll continue to devote yourself as you have been to the Town of West Hartford.

President Slifka: Okay. You want to say something or – Shari – Mrs. Cantor.

Councilor Cantor: Thank you. I respectfully disagree and I'm actually sad that we could not come to a consensus or a unanimous decision on this because I truly believe we have been incredibly fortunate to have Ron for as long as we have. And the very small financial difference in his salary – which again it's out of whack because if he – again, if he was to move, it would be remarkably higher if he was to find something in the private – he has made a sacrifice, he continues to make a sacrifice and I don't want him to make more of a sacrifice. But our town has benefited so remarkably – economically, from all the work that he's done over his 30 years of being in the town and his perspective is unique and it is – it's been so critical to get us through these very, very difficult financial times. I do think that his global vision and his passion for the

town and his economic expertise have really carried us through remarkably rocky, rocky periods and we've done incredibly well. And we – I mean, it really reflects, I think, primarily, on Ron, his staff, and the mayor who's been here throughout all this time and the critical decisions they've made. And I'm sorry we are done with the bonus system, in a way, and I was with Scott on eliminating that because it's not a way to treat public employees. But you want to reward somebody for what they're worth. He is – the whole package is helpful but it is still not where his competition is. And that is that gut check of where we need to be. And so I hope that the public understands how much Ron has done for this community, what he's meant to all of us. He has treated every single one of the town councilors with the utmost respect, the public also with respect and has been an incredible and just leader. So anyway, he has my complete support.

President Slifka: Thank you, Mrs. Cantor. Mrs. Hall?

Councilor Hall: Thank you. This really does pain me that we were not able to come to an agreement cause I do truly believe that the town manager is deserving of a raise. My problem is we have 16 bargaining units that are either in negotiation right now or will be coming up for negotiation on June 30<sup>th</sup>. And I'm afraid that any raise that starts off saying okay, we're giving 4% - that sets the tone with all of our union contracts. And more than anything, I have been focusing on the fact that we have over 300 million in unfunded pension and healthcare liabilities. And if this – I realize it's a small dollar amount and I know we keep looking to where our other public employees getting paid. And the problem is with these union contracts, what happens is every year, they go up automatically. And so we're out there talking to people – just last week a business owner who hasn't taken a paycheck in eight months – she's just paying the bills. Businesses that I talk to are just managing to maybe 1% salary increases for their employees. Things are still tough. And we came very, very close to agreement but we did not and I regret that because I don't like to not support this because I think Ron does a fantastic job. And I really would have like to have approved an increase today but the 4%, to me, just sends the wrong signal when we're out there with all of these contract negotiations underway. So, sorry.

President Slifka: Thank you. Mrs. Kindall?

Councilor Kindall: Ron, I owe you an apology. This should never have happened on this night because if it wasn't on budget night, then we wouldn't be having this kind of discussion. And does not reflect in any way, shape, or form the absolutely glowing reviews you received from all nine of us and should have received from all nine of us... And should receive from every single resident of this town. And so I offer my personal apology, as the chair of the administration and technology committee, that this happened tonight because this is a shambles and a disgrace. It sends a message. It sends a message that we do not respect or honor or reward outstanding service. We aren't talking about moderately good service. We are talking about exceptional public service. And we're not talking about just exceptional public service 30 years ago. We're talking about exceptional public service yesterday and for the past two years and for the past five years. And no one in those unions took a five-year pay freeze. And no one in those unions started off with a pay cut. And no one in those unions had one salary and then lost 20 thousand

dollars of that salary when the bonus system was eliminated. And so I have to say, as the only member here who is in public service, we do it for love but we also have to eat. And we do expect to not be compared to private service, to private practice, and private companies. But we do expect to be compared to comparable public companies and public service. And this is not comparable. We are a larger, much more complex, much more challenging town than those four towns that we're being compared to. And frankly, if I had thought that this was going to be a political issue and a divided issue, I would have pushed very hard and would have disagreed with 4% and would have gone higher because this man deserves substantially higher. And so I am appalled, upset, embarrassed and I must, again, offer my apology, Ron. This should never have happened tonight. If it wasn't tonight, the conversation would be different. I absolutely support 4% and I would support – double it. Thank you.

President Slifka: Thank you, Mrs. Kindall. Mr. Davidoff?

Councilor Davidoff: Thank you, Mr. Mayor. I would concur with your remarks that you so eloquently spoke this evening outlining the salary ranges of communities that are similar to the Town of West Hartford. And to my council colleagues, often we discuss issues and we say we ought to run government more like a business. And tonight, I sort of heard an argument that was contrary to that which was kind of interesting. And so the public knows, the difference between the two political sides, it's about 754 dollars – is what we're talking about this evening as to where some members can't get to agreement with the rest of the members – 754 dollars. Because I understand that there's probably agreement for nine people at 3.5% increase but there's not agreement for nine people at 4% – which is 6,032 dollars. I think it's all been very accurately stated about Mr. Van Winkle's performance. I think as one of the nine members who sat through the review process, I'm a little shocked this evening that we have this difference of opinion on salary compensation because nothing would have led me to believe that we would be at this point this evening. And it's disheartening. It's not so much disheartening in the sense that we're gonna disagree but I think it sends a stronger message to our community as to what really is happening here on the town council. And to me, that's a sad commentary. I will be supporting the 4% because as the mayor accurately reflected, it's like 0.9% for four years and it's like 2.something% for the last – since the last time we voted on an increase. So I'd ask my colleagues on the other side this evening to think long and hard before you cast your final vote this evening whether or not 754 dollars is worth the political fight. Thank you.

President Slifka: Thank you, Mr. Davidoff. Mr. Captain.

Councilor Captain: Thank you, Mr. Mayor. I will be supporting this resolution this evening. I'm a capitalist and I believe in pay for performance. And our executive who runs an over quarter-of-a-billion-dollar corporation, annual corporation, has been doing – has led us through a fiscal crisis, has led us through two storms of the century, has, while through a fiscal crisis, shown leadership in taking zero increases and expecting zero increases from his leadership team and led by example. Bringing his salary up to this level is bringing it up to a baseline of competition that isn't even in the same game. These other communities that are paying more

than West Hartford pays are smaller, they're not as complicated, they don't have the same number of bargaining units. It's just not the same ballgame. And the manager has done a fantastic job. Nine of us agreed on his superior performance in his performance appraisal and he should be adequately compensated. I also support doing this tonight to be as transparent as possible on all nights – budget night – and not to somehow, after the budget takes place, sneak this in under the darkness of night. So I appreciate actually doing it this evening. It's above board. It's well deserved.

President Slifka: Thank you, Mr. Captain. Mr. Barnes, go ahead.

Councilor Barnes: Thank you, Mr. Mayor. In my short tenure on the council, I've been very impressed with Ron's work and I shared that when we met and discussed Ron's performance and how I felt about it. At the time, we didn't discuss a range of an increase. So I'm somewhat surprised at the lecture I'm apparently receiving tonight from my colleagues. To Mr. Davidoff, your information is inaccurate. There wasn't an agreement at a particular number to get a 9-0 vote and it's not about 752 dollars, so the record's clear. I think the 4% is too high. I, too, would like to be in agreement on this at the right number. I just don't feel like we are at the right number for the reasons shared by my colleagues. And so I apologize if I've let anyone down tonight – certainly to our town manager, who I think very highly of, but I do not support the resolution.

President Slifka: Thank you, Mr. Barnes. Mr. Doar?

Councilor Doar: Yeah, thank you, Mr. Mayor. First of all, I appreciate the mayor's comments and Deputy Mayor Cantor's comments and Leon, Mr. Davidoff and Mr. Captain's comments. But I don't – I want to tell you, Clare, there's nothing political about my thinking here. So I respectfully disagree with you on it and I would caution you, as I believe, and I may have my history wrong, that President Eisenhower used to say that it's always a very, very slippery slope to be questioning the motivations of people when they are working in a deliberative process. And so I respectfully tell you and tell the public this says nothing about – I don't know what you mean by political issue. I'm wrestling analytically with what I think is an appropriate increase for an individual and doing it in a public forum. So I would appreciate it if you would think about that a little bit because this has nothing to do about politics in my judgment.

President Slifka: Thank you, Mr. Doar. Seeing nothing else, I will – I'll say that – just kind of in closing – I do think it's fair for people to know, notwithstanding the tension here, that there was a long discussion before the council meeting between me and my colleagues on the other side of the aisle about reaching agreement and we couldn't do it. And it was very cordial and all that. So though I appreciate that, my concern is – I've got, I guess, a role here where technically I'm the leader of a political party on the council. So I'm a politician and I have to have that – my motives are gonna be part of that, as well. Given my tenure here, I feel a bit more of a role of steward more often than not and the first year I was on the council, I was 27 years old and I had Mrs. Cantor's position and in charge of the budget committee. And there was an issue that

popped up regarding compensation for the then manager. And I said oh, boy. I'm the one who's responsible for bringing this forward. Gee, I don't know how it's gonna go. I'm brand new. I'm uncomfortable. And I went to my colleague on the finance and budget committee who was a very senior, very wise republican and I said what do you think of this? And he put his hand on my shoulder and he said let me tell you, we've got one rule here. We don't mess with the manager. And in my time – and I think in anybody's recorded time – modern time I guess – this would be the first time that the council can't reach consensus. And so I say that only to say that's my level of disappointment. To quote Mrs. Cantor, I'm sad that we couldn't reach – we tried. I'm sad it didn't happen and what I hope is that given that this is the first time this has happened, that the public will not take away from this that there is a lack of faith in the manager because I think that's a message that will come out of here – whether we try to talk it down or not. But I really hope that that is not the case. So with that, we will have a roll call vote, please, Ms. Labrot.

Councilors Cantor, Captain, Casperson, Davidoff, Kindall and Slifka voted YES  
Councilors Barnes, Doar and Hall voted NO

President Slifka: Okay, thank you. Alright. Now, that was just our warm-up act. Okay. We go to #10, Mrs. Cantor.

#### **ITEM #10: RESOLUTION SETTING THE TOWN CLERK'S COMPENSATION**

##### **ADOPTED, VOTE 6-3**

**WHEREAS**, the salary of the West Hartford Town Clerk is set by the Town Council and has been increased only once in the past six years, and

**WHEREAS**, at the beginning of the tenure of the present Town Clerk the salary for this position was reduced and the present salary is unchanged from that received by the Town Clerk in 2005, and

**WHEREAS**, during the tenure of the present Town Clerk revenues of this department have increase 28% and expenditures have been reduced by 17%, the Town Clerk has implemented e-recording for land records and has place over one million paper records dating from 1963 into searchable electronic files that have generated new revenue from a subscription service to this data base, and

**WHEREAS**, the Town Clerk has worked to get legislation for all towns to recover recording fees lost to the MERS system that has resulted in maintaining the validity of the local land record system and has generated tens of thousands of dollars of additional revenue for the Town of West Hartford, and

**WHEREAS**, The Town Clerk office will be taking administrative leadership of the Registrar of Voters office, and

**WHEREAS**, the Town Clerk's office functions much like other Town departments, yet the Town Clerk is paid well below any comparable Department Director, and

**WHEREAS**, a 2014 Municipal Salary Survey conducted by the Connecticut Conference of Municipalities shows that for comparable municipalities an average salary for the Town Clerk position is over \$90,000 and the West Hartford Town Clerk is among the lowest paid.

**NOW THEREFORE BE IT RESOLVED**, by the Town Council of the Town of West Hartford that the salary of the Town Clerk is increased to \$78,500 effective May 1, 2014.

Town Clerk Salary Levels – 2013  
Connecticut Conference of Municipalities Salary Survey

Town	Population	Salary
Simsbury	23,700	\$91,433
Farmington	25,000	\$94,032
Newington	29,700	\$85,001
Glastonbury	33,100	\$89,856
Enfield	45,500	\$85,365
Middletown	47,528	\$94,640
Manchester	55,600	\$90,983
Fairfield	57,800	\$89,900
Greenwich	62,300	\$92,350
West Hartford	63,268	\$75,500

Councilor Cantor: I move that we adopt.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. I will keep the tradition. I'll start with this one. And – well, actually, no, I'm sorry. I will but Mr. Van Winkle, you introduce this and I will certainly speak to it but just the reason I'm asking you to address is not only that you introduced it but – and provided the data and the suggestion that is in here, but also to point out the kind of tradition that the council has had over many, many decades where although it is the council that formally votes on the clerk's salary and does decide it, that with one or two blips in recent years, the tradition has actually been to have the manager make that recommendation given the fact that the clerk works so much like a department director which you addressed in your resolution and given her integration with the town administration in that we've left it traditionally for the manager to try to find a fair figure relative to the other employees in the organization.



Mr. Van Winkle: Yes, Mr. Mayor, that would be correct. Historically, it was the town manager that brought forth the resolution. It was the town manager that looked at the clerk's salary – compared it to her work. I wrote this resolution and I wrote it in a way to kind of review her performance and a few whereas's here. Her salary is today unchanged from that which we provided to the town clerk in 2005. So the salary has not changed since 2005. She was a new clerk and she has gotten into to this job very well, is an integral part of our management team of this town. She helps us every day. She's reduced her budget by 17%. She's increased her revenues by 28%. As we have been struggling with management in the registrar's office, it is the clerk that is stepping in to take some leadership there and assist us with management of the registrar's office. She is quite comparable to directors of departments – certainly an integral part of our leadership team and is paid well below what other directors are paid. You gave the clerk an increase a few years ago. We compared her against other clerks in the region. Those other clerks made in the 80-thousand-dollar range. I went back and checked those numbers with last year's pay for those clerks and they're now in the 90-thousand-dollar range. And our clerk's paid at 75 today. So I think it's a well-deserved increase. It's something that – if she was my director, I would certainly approve something in this line.

President Slifka: Thank you, Mr. Van Winkle. I'll just round that out. Just some specifics – the increase is three thousand dollars or 3.97%. There's some similarities, I think, to the discussion we had a few minutes ago. And as you said, the last adjustment we made was in December of 2011, effective in January 2012. So if you do this on an annualized basis, because obviously as we addressed with the prior item, we don't view this as an annual increase. We view it over the life of – between the increases. That on an annual basis, this is actually a 1.74% increase, going back to when there was last an adjustment. Regarding the comparables, Mr. Van Winkle provided us with information that came from the Connecticut Conference of Municipalities and we found a number of comparable towns in terms of location and population. And on that list, there were ten. Much like the discussion about the manager, this includes towns with populations as low as about a third of ours and the highest salary in there was 91,433 dollars. The tenth, the lowest on that list is the clerk for the Town of West Hartford. And after – assuming we approve this tonight, after the approval, the town clerk in the Town of West Hartford will remain tenth on that list and, in fact, will still be nearly 8% lower than #9. And so while Mr. Van Winkle had made the recommendation, I think his advice is sound and it certainly fits with the comparables and the performance that Ms. Labrot has had in the office. And so for all those reasons, I thank Mr. Van Winkle for bringing it up and for – and I am proud to support it. Mrs. Cantor.

Councilor Cantor: Thank you. I also want to thank the town manager for bringing this up and for the discussion and for the comps. And to me, it's crystal clear. Essie is one of the most respected town clerks in the State of Connecticut. Whenever I travel around and introduce myself from West Hartford or go to events where there are state leadership, she is remarkably well respected. We really need her at a time when the registrar's office is going through some challenges. And she really is doing multiple jobs and she deserves this and I strongly support it.



President Slifka: Mrs. Hall?

Councilor Hall: Again, I think for me, this is a consistency – the optics of a 4% number in the face of all our contract negotiations. And I just – the way it's worded a little, I just want to be clear it was a 9.4% increase in 2012. So it's not like it's been years and years and years since she's gotten anything. So I just don't want to misrepresent how that has worked out. I also think Essie does a remarkable job. I enjoy working with her. I welcome all of the innovation that she brings all the time to the office and it's just unfortunate that once again, we were not able to come to an agreement on a number because I would very much like to give her a raise, just not 4%.

President Slifka: Thank you, Mrs. Hall. Mrs. Kindall?

Councilor Kindall: I have to admit that I'm not surprised by the division between the parties on this one. I really was surprised on the last one. There was 6-3 vote last time we gave the town clerk a raise and I think it will be a 6-3 vote tonight. I will simply say that I think the town clerk has done an outstanding job. I think that the fact that she is tenth out of all those comparable towns really does tell all we need to say. When the last vote was through, she was well below, as well. And I think that there is a message that we need to send to our town employees that we value their work because we really are very lean in our town. Our town employees, we don't have that many – we're not several layers deep and we have been very lucky and blessed to have such outstanding employees. And I think we're very lucky to have such an excellent town clerk. And I think traditionally, there's been sort of a recognition that the town clerk has done a great job and I really do appreciate the town manager putting this forward and putting together the comparables for this proposed raise and I hope that it becomes a much more regular proposal from the town manager and we can make it sort of more of a routine thing so we're not so much playing catchup. But I will certainly support this and I appreciate the effort that went in to present this. Thank you.

President Slifka: Okay. Thank you, Mrs. Kindall. Anybody else? Mr. Doar?

Councilor Doar: My analysis with respect to this resolution starts with the fact that normal-case comparables are appropriate to compare or to think about whether or not someone is worthy of a certain percentage increase. On this case, though, I just don't see 75 thousand dollars as somehow a salary that isn't, in my judgment, consistent with the performance and the responsibilities that Essie provides to the town. And the only other thing that I would point out, and I know all my colleagues know this, is that, again, Essie is a public servant. And in this case, different than Mr. Van Winkle, she's actually ran for office. And so I think that has some relevance to the discussion and I think Essie, again, you're dedicated. I don't work with you as closely as I have with Ron but I certainly applaud your – again, your loyalty and devotion to the town.

President Slifka: Thank you, Mr. Doar. Mr. Davidoff.

Councilor Davidoff: Thank you, Mr. Mayor. I will be supporting the resolution. I think that the manager has outlined very valid reasons as to why this increase is merited. I think an increase of 28% in revenues and the decrease of 17% in expenditures and the hard work that our town clerk did with respect to the legislation at the capital per the MERS problem in Connecticut with the land records and with people doing title searches not knowing whether or not there was a document out there. And just a major, in my opinion, major corporate way of avoiding paying a municipality such as ours sums for land record recordings. I think the amount of money that she was able to recover on behalf of our town is outstanding and that took an individual who understood the issue, understood what our town was losing by that. And we constantly ask those who are elected officials what can you do to bring more stuff back to West Hartford. Well, here's a perfect example of what is asked of an elected official or a town clerk – bring more money back to West Hartford and she did it. She executed it. And that's something that a lot of communities are benefiting from the efforts of our town clerk. And the other thing that's very important to note and get into the record this evening is we have decided that the administrative function of our registrar of voters' office will be handled from our town clerk's office. And why did we pick that route? Because we know that that office runs very efficiently, effectively, is a front-door service for our residents, and is capable of executing the plan that has been worked out that should prove to be, I think – will be seamless and will best serve the interests of our community. So you put all these things together and you look at the chart that's here and you say – you got Simsbury at 91 thousand; Farmington at 94 thousand; and West Hartford, we're at 75.5. And you just shake your head. And you say what seems to be wrong here. And the other thing I think that's important to get into the record is there are only two employees that are required to live in the Town of West Hartford: one is the manager, who's appointed by the council, and the other is the town clerk, who's elected. Now town clerks in all municipalities don't have to live in the town that they're elected from because not all town clerks are elected; there are some that are appointed by the manager. So I think that's an interesting point to get into record and I think we should think about that – that our system of government requires that the town clerk live here because it's an elected official. So had this been an appointed official, this person would need not live in this Town of West Hartford. So for a variety of reasons and those are the ones that I just outlined, I will be supporting the resolution this evening.

President Slifka: Thank you, Mr. Davidoff. Mr. Barnes, go ahead.

Councilor Barnes: Thank you, Mr. Mayor. Again, in my short tenure, I've enjoyed working with Essie and spending late nights here at the council chamber working with her and going home and explaining to my wife where I've been. But in response to something Mr. Captain said during the last vote about happy to having been doing this tonight, these resolutions, and how it's transparent and it's a good thing. I think I disagree. I think that on the night when we're considering a budget that provides for a nine-million-dollar increase, that this isn't a transparent way to do it – that we should have taken up these resolutions on another night. And tonight should have been about the budget and about the nine-million-dollar increase that I expect we're gonna spend a lot of time talking about tonight. So I don't think it's a transparent

way to do it. I think if we had it separately on another night, I would have preferred that. But again, a 4% increase is not something that I can support this evening.

President Slifka: Thank you, Mr. Barnes. Mr. Captain?

Councilor Captain: Thank you, Mr. Mayor. I would respectfully disagree with my colleague's analysis. The night that we are spending a quarter of a billion dollars is the night to talk about even the smallest item. This isn't rocket science. Again, I'm a capitalist. This office and this clerk has increased revenues by 28%, reduced expenses by 17%, and out of the ten comparable towns, has the highest population. Now, she's responsible for all the government records for the highest population on this list. Of these ten towns, five of them are paying over 90 thousand dollars; four of them are paying over 80 thousand dollars. Only West Hartford is paying in the 70s and she will continue to be in the 70s. This is beyond basic fairness. I will be supporting the resolution.

President Slifka: Thank you, Mr. Captain. Mrs. Casperson?

Councilor Cantor: Thank you, Mr. Mayor. As all my colleagues have spoken about, Essie's track record really is speaking for itself. When we're talking about pay for performance which is a lot of the world that I live in, when you have someone who has the determination to not only push West Hartford into a more technologically advanced efficiency – way of doing the job that she has – who brings efficiencies to look to create revenue, someone who does not sit back and say I am a public servant, therefore, I earn the salary that I earn and that's fine. Essie goes above and beyond at every opportunity. And many times, has been asked to fill in for many other jobs. When we're talking about going to the registrar's, she steps in. When Ellen's retiring, she's training people; she's stepping in. She's stepping in everywhere without missing a beat on what she does every day. And the quality that she delivers to us every day, and the town, as well. She also, as Leon was stating, moves to work with our government to make it a better place for West Hartford. That's not standard. There's nothing that's standard about what she's delivering to us. The fact that with the unions, they have someone fighting for them every day, every year, and they have – their salaries are automatically gonna increase. So as a public servant of West Hartford, who's fighting for Essie? Who's fighting to make sure that we continue to have someone who is an award-winning registrar or, excuse me, town clerk? Those things are easily forgotten when we're talking about dollars when they shouldn't be. They should be remembered as well as the efficiencies that she's bringing because that's what we're about. That's what we're trying to bring to the town, more efficiency. We want to bring in more revenue. She's delivering those things. So she's, in effect, bringing in more than the increase that she's receiving which, by all standards, really isn't enough. But 4% is – under 4% is what we can tolerate at this time. I understand the base level – what everyone else is dealing with – the cuts that they're having in their salaries but when you're doing a job well and doing it with the determination and the drive that she's doing it with, I think this is fair and I will be supporting it this evening. Thank you.

President Slifka: Thank you, Mrs. Casperson. I think everybody said something. Okay, if there's nothing further, then we'll have a roll call, please, Ms. Labrot?

Councilors Cantor, Captain, Casperson, Davidoff, Kindall and Slifka voted YES  
Councilors Barnes, Doar and Hall voted NO.

President Slifka: Yes. Okay. Everybody having a good time?

#### **ITEM #11-15: 2014-2015 BUDGET ORDINANCES AND RESOLUTIONS**

President Slifka: This was just – wow, just the warm-up again. Okay, so for – we're gonna get to items 11 through 15 on the agenda and just before – I'll give just a little introduction before we get to it formally – is 11 through 15 of the agenda comprise "the budget." They are five separate items. They require five separate roll call votes but because that would be obviously very complicated, traditionally over the years, the council has done what we will do in a moment which is to suspend the rules to consider all five of them together for purposes of discussion. And then at the end of that process, after we've had our debate, we will have individual roll calls on each one of the five, one after another. I know that Mr. Van Winkle will address the specific content of those five for the benefit of the council members and members of the public when we actually get to the discussion. But that is the precursor for why we're about to do this. So, I'd like to entertain a motion to suspend the rules to consider items 11 through 15 together for purposes of discussion.

Councilor Cantor: So moved.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. So we – now to – well, we're now in discussion on the budget and so at this point, I will turn it over to Mr. Van Winkle.

Mr. Van Winkle: Thank you, Mr. Mayor. You have a series of things you're gonna do tonight and sometimes it's confusing, even to us, about why we vote so many times on different aspects of the budget. Tonight, before you, will be an ordinance appropriating funds for the operation of the board of education and the Town of West Hartford. That's our spending side of our budget and that ordinance is something that was introduced by the town manager and has been adjusted through meetings with the council committee and your public hearings. You held two public hearings and numerous committee meetings to walk through this budget. And so, in a moment, I'm gonna ask our CFO, Peter Privitera, to come up and talk about the changes that we've made from the town manager's budget to this budget. You will be adopting a resolution setting the tax

levy, this is the mill rate of the Town of West Hartford. And this resolution – that mill rate happens to be a 3.37 mill rate for the new budget. That is a 2.9% increase in the taxes because of where we are on the budget cycle and how we've dealt with the phasing in of property values and we're not doing that now. That translates directly into the actual tax that individuals will see on their homes and their businesses in the Town of West Hartford, 2.9%. You will see a resolution that will allocate funds for capital improvements. The town council adopts the capital improvement budget on a two-year basis. So we will be looking at adopting the capital budget for '15 and '16 here. This resolution – this ordinance for capital improvements will include some adjustments to the coming year. We adopted the '15 budget last year and we're making some minor adjustments, deauthorizing some projects and reallocating those funds in different ways. And we can talk about that. And finally, there's an ordinance appropriating funds from the CNRE – capital nonrecurring account – I've said CNRE so many times, I'm not sure what it stands for but it's a fund that we fund capital-like projects that don't have the length of their endurance for bond funding. We sell bonds for 20 years. If you're gonna use those funds, you want to buy something that's gonna last for 20 years. So within our CNRE are things like computers that last much shorter. But in this case, we're looking to take 100,000 dollars out of the accumulated funds in the CNRE account and allocate it for public safety communication system improvements that we are planning in the coming year. So you're gonna vote on all of those ordinances in order to adopt this budget. And so I'd like to have Peter come up and kind of walk through what we have changed. I was here several weeks ago doing a presentation on the budget, talking about the town manager's recommended budget. We met with you and the committee and walked through in detail that budget and from that, we've made some adjustments. So Peter?

Mr. Privitera: Good evening. I'd like to walk you through the changes that the town manager identified. The town manager submitted a proposed budget of 252.4 million dollars. That required a tax increase of 9.5 million. That tax increase was somewhat mitigated by grand list growth after the board of assessment appeal adjustments of about 31 million dollars which results in about 1.3 million dollars of additional tax revenue. What that means is that the balance of the tax increase would be required from current taxpayers of about 8.2 million or a 3.9% tax increase. That would increase the mill rate from 36.3 mills to 37.72 or an increase of 1.42 mills. I'd like to review recommended changes that would adjust that budget. Reductions of 1.5 million dollars on the expense side and 530,000 dollars of nontax revenue increases for a total of a little over two million dollars of changes. If those changes are approved, the town council budget would be reduced to 250.8 million. The tax increase required would be 7.5 million. Again, that would be offset by 1.3 million dollars as a result of grand list growth, resulting in a 6.2-million-dollar increase for current taxpayers or a 2.9% tax increase. The mill rate would increase from 36.3 mills to 37.37 mills or an increase of 1.07 mills. I'd like to go through the revenue assumptions that we're making. One revenue assumption we're making is to propose an increase to the Dial-A-Ride fees. The total increase would be 7,500 dollars. Right now fees are 25 dollars and we're proposing to increase those fees to 50 dollars for a full year of ridership to offset and mitigate increasing costs. Rides have been increasing consistently. We had an increase this year. We're projecting about 13,500 rides this year. And that could increase

up to 16,000 rides next year. We currently have about 300 users. The current budget for this program is about 280,000 dollars. It's offset by 22,000 dollars of a Dial-A-Ride grant and if we include the past revenue of 14,500 dollars, it comes out to a net average expense of about 810 dollars per user in the program. So that first increase would increase the revenues by 7,500 dollars. Second increase we're proposing is community service permits to generate an additional 17,000 dollars. Based on an analysis that was performed by the department, they looked at neighboring communities and expenditures required to complete the task associated with certain types of applications. The TPZ and inland wetlands application fees – we're projecting an increase from 30,000 to 39,500 dollars. That would include establishing a public hearing fee of 150 dollars. Currently, the department only charges for significant activities. This recommendation will increase the fee to all applications. A new 150-dollar postponement fee applicable for a notice already published that require postponement. Zoning permit fee increases from 25,000 to 32,500 dollars. The standard zoning permit increase would be from 40 dollars to 75 dollars. And the department is looking at the creation or the establishment of a new fee for zoning compliance certificates or letters at a rate of 30 dollars per certificate or letter. In order to move this along and get it in place for July 1<sup>st</sup>, the assumption is that the department will submit a draft ordinance in early May to community planning and finance and budget, incorporate comments and recommendations from the committees, and submit an ordinance to town council hopefully by the end of May. The town council would schedule a public hearing in June and the ordinance presented at the public hearing would be effective upon adoption and hopefully that would commence on July 1<sup>st</sup>. The next increase we're proposing is an increase to fire permit revenue of about 25,000 dollars. The department collects revenue for occupancy fee permits and plan reviews. Occupancy fee permits are cyclical. Businesses, residential, industrial, medical, etc. – they have staggered schedules for evaluation. Some are annually, some are biannually, some are every three years and every four years. We looked at the patterns and determined that fiscal year 2015 is projected to be a year where a lot of these are gonna be renewed along with a lot of potential increase in development activity. So we're comfortable proposing an increase of 25,000 dollars for that account. Increase in education cost-sharing of 500,000 dollars. The state appropriations committee budget included an additional 500,000 dollars for the town's fiscal year 2015 ECS grant. My understanding is that the town manager and leadership have spoken to our delegation and we feel comfortable that this increase will not be reduced and it will be passed as part of the final state budget. There were some additional adjustments that were part of the appropriations package that were approved. Minor increases to PILOTs and Pequot grants of about 37,000 dollars. We didn't include those – basically for full disclosure – we didn't include those because there were a couple of other areas that we don't know what's gonna happen. We don't know what's gonna happen with town aid road and we don't know what's gonna happen with LOSUF. And basically every year, at the end of the year, when the final budget is adopted, there's always some changes. There's always some minor ups and downs. So we felt it prudent to hold off on that increase to potentially offset maybe some increase or decreases in the LOSUF or town aid road. So we're only proposing an increase of 500,000 to ECS. Those total revenue adjustments add up to 549,500 dollars. On the expense side of the budget, the board of education approved a budget with a reduction of 952,866 dollars. The largest component of that was a reduction to the healthcare appropriation of 893,000 dollars. There were some other

adjustments, changes in staff assignments, plus the addition of a part-time department supervisor but all in all, that was the budget that was passed by the board of education. So that reduction is 952,866 dollars. We're proposing a reduction to CNRE of 550,000 dollars. The town manager had proposed a budget of 650,000. When we were reviewing our current-year budget as of March 31<sup>st</sup>, we had a monthly projection and assumption that we were gonna have approximately a little under a 700,000-dollar surplus at the end of this fiscal year. So we made an assumption that if – we're comfortable with that projection but we do have one more quarter but we're comfortable that we could use part of that projection for the 550,000 dollars that we're proposing to reduce. So we're reducing 550,000 dollars from next year's budget and we're proposing to use part of the surplus, 550,000 dollars from the surplus, to basically make that budget whole. And that would include communications infrastructure projects, traffic management system, outdoor pool improvements, and computer infrastructure. We're proposing a reduction of 20,000 to the utility service fund contribution. Each year, the general fund makes a contribution to utility services fund. Basically that's where the bills are paid on current year trends and projections. We took another look at the fund after the town manager submitted his budget. We had some additional information on actual expenses and basically was trending in our favor. So we feel comfortable with reducing that general fund contribution by 20,000 dollars. The last are just a series of miscellaneous adjustments that we're making of about 13,500 dollars. Again, after going through the process and discovering some minor adjustments we needed to make in some salary accounts, we're proposing those, as well. Total expenditure reductions we're proposing, 1,509,311 dollars. That would effectively reduce the tax increase from 3.9 to 2.9%. Thank you.

President Slifka: Thank you, Mr. Privitera. Mr. Van Winkle, you had the floor so we'll go back to you.

Mr. Van Winkle: Yes, we walked through the town manager's proposed budget with committees. Budgets are hard to cut and when we look at them, we – Dial-A-Ride is a good example of a program that is growing in expense. Serves good people in the Town of West Hartford. We're gonna increase some of the cost to that but the committee decided not to reduce the service to our residents in this community. So as we walked through the town manager's recommended budget with each committee, I did not get a whole lot of recommendations of areas to reduce that budget. And so what we did bring you tonight was where we did find agreement with the committees or where we were able to generate some new revenues, we added those in here. The finance committee discussed the changes in their last meeting. So that's our presentation. If you have questions, we'd be glad to answer them.

President Slifka: Thank you. Mrs. Cantor?

Councilor Cantor: Sure, unless there's questions.

President Slifka: I should have – I apologize. I'm sorry. Go ahead, Mr. Doar.



Councilor Doar: Thank you, Mr. Van Winkle and Mr. Privitera. I'm sorry. Peter. Maybe I'll call you Peter. Peter, maybe you want to come back up cause – to help Ron. My Italian is just terrible. I'm comparing – just so everybody knows what I'm doing, I'm just taking a look at the revised ordinance that you presented tonight – tonight's budget versus the one that was published and presented to us several months back. And I listened to the adjustments you made and I just have a few questions about that. The first one, as I go to the debt service on the capital finances – I'm looking at page – for everybody – page 307 of the budget book which was the published proposed ordinance concerning an appropriation in the fiscal year beginning July 1, 2014 versus what is now exhibit 12 in our budget book. And Peter, I wanted to start you with – just help me understand – the debt service is a significant number on our budget, we all know that. It's been reduced from – and I remember Ron presenting it the night he told us it was gonna be 14.3 million. That's the number that was on the prior ordinance. Tonight, you were able to reduce it to 13.7 million. I didn't quite understand exactly. Could you tell me again how you arrived at that reduction?

Mr. Privitera: Sure. I believe we're talking about the usage of bond premium to reduce the debt service payment. Basically, when we sold the last series of bonds, roughly 20 million of bonds, we received about 1.8 million dollars in bond premium. And it's – from my perspective and from the perspective of the town manager, it's a prudent usage of those funds to spread that out over a series of years; not to take it all in one year to mitigate any one-year revenue spike. So basically, we're taking 350,000 dollars of the bond premium and applying it to the debt service so we reduce the impact on the general fund. And we would be doing that next year and the year after and the year after.

Councilor Doar: The fire department. The fire department was a 10.2 million dollar budget. We obviously know what we worked on hard this year collectively but now it's a 10.5 million – again, that went up 300,000.

Mr. Privitera: Certainly. If you recall, we had set aside roughly 1.25 million dollars of contingency funds for potential contract settlements. So that reflects an allocation to the fire department as a contract settlement.

Councilor Doar: Okay. There's some other minor ones but I think you went through them. So I won't belabor it. I just wanted to talk about the fire department and the debt service. So I appreciate it. Thank you very much.

President Slifka: Thank you, Mr. Doar. Are there more questions for the manager at this time? Go ahead, Mrs. Hall.

Councilor Hall: Either Peter or the town manager. So for – we normally get a statistic for the normal or average homeowner in West Hartford, what would this mean to their tax bill?



Mr. Privitera: Actually, I contacted the assessor today and asked him what was the median assessed value for a single-family home. And based on the amount that he told me, the tax – the average tax increase would be about 209 dollars annually or roughly \$17.42 a month, based on a 2.9% tax increase. That's only on a single-family home, a median-priced single-family home.

Councilor Hall: Did he give you what the median price was?

Mr. Privitera: Yes, 195,025 dollars. 195,025.

Councilor Doar: I have a question, Mr. Mayor. We know that it was at a 3.9% initial proposed increase. That resulted in 8.2 million dollars in new taxes.

Mr. Privitera: Correct.

Councilor Doar: At 2.9%, the amendments that we're considering, the actual number is?

Mr. Privitera: 6.2 million.

Councilor Doar: 6.2 million.

Mr. Privitera: Again, that's after we apply the 1.3 million dollars for the grand list growth.

Councilor Doar: The growth – so you still have the 1.3 million dollars...

Mr. Privitera: For grand list growth.

Councilor Doar: Okay, thank you very much.

President Slifka: Thank you, Mr. Doar. Any further questions for either the manager or Mr. Privitera? Okay. I guess you can sit down this time. So Mr. Van Winkle, did you have anything further at this point?

Mr. Van Winkle: No, I don't. Thank you.

President Slifka: Okay, then. Mrs. Cantor?

Councilor Cantor: Thank you. A lot of books all over the floor. I first want to say thank you to Peter Privitera who just – is new to the town and has worked incredibly hard to get up to speed is really knowledgeable about West Hartford's budget and has really been a partner in asking questions, researching, looking at trends, analyzing numbers, talking about pension issues. And I value his expertise. He is a seasoned professional from Stamford and we are lucky to have him on our team. And thank you so much for all you do. He's got a great staff. Liz Hewitt, who you can ask any line item in the budget, she will give you a history, the details. She's remarkable.

And I really appreciate all the time and energy and effort and truly your professionalism is remarkable. And Barbara Rua who also is on the team who has just been a great contributor and a true professional. We have a very, very accomplished, professional, hard-working, honest, ethical, respectful staff and I really applaud their efforts. Also the town manager, we – I don't know how many times I call him and ask a little question, a follow-up on – our finance and budget meetings accelerate throughout the year and we've become – we get to know each other very well and we go through a lot of detail. And we talk about problems and we analyze them and we don't make decisions in a short period of time. When we're looking at programming changes or changes to budgets, we talk about them for a long time – not about their impact today or tomorrow, but ten years down the road. And I do think that that's why this town has run so well – because of the foresight and the commitment. I actually pulled out a quote today that said commitment is an act, not a word. And that is true and it's true of the staff and I think it's true with this budget. We are committed to our values. We remain very, very committed to our public safety, our education, and our quality of life in town. I also want to thank my fellow town councilor, Harry Captain, and Chris Barnes, who sits on the finance and budget, and to Denise Hall who accompanies me to many of the pension board meetings. We are an active group. We all participate in the process. We don't all see eye to eye but we are all – work hard to make our town the best it can be. I also want to thank the mayor. The mayor has been – used to sit actually on finance and budget. He is involved in every step – every major decision that we make and has remained a very strident supporter of all the staff but a really stellar steward of the town and our budget and our priorities and I appreciate all you do. I think we are in a very good place. This is always a hard night. We would all like to see things have decreases but that's not reality. And we have to govern and we have to make decisions on hard reality and on facts. So just a little perspective. Home values have remained the strongest in our region. I got some recent numbers that said that our average home value – market value – is about 314,000 dollars. It's the highest it's been in the last ten years that I looked at. We also have an unemployment rate currently at 5.8% – the last number for the – it's an estimated number for 2014 and the state now I think is at 7. We are – that's about it for the statistics. We have a property tax collection rate which is a strong indicator of our population and how health, financially, they are cause they do vary with the economic ups and downs. Our collection rate is also one of the highest – it's in the higher end of the last ten years' trends. We issued bonds recently and as Peter mentioned, we received bond premium. That is because we are a triple-A bond rated community by both Moody's and Standard and Poor's which is a very rare commodity and valued very dramatically. And I'm gonna refer to that a little bit later because we make some decisions based on our discussions with the bond agent, with the rating agencies, and our bond council. These are important things when we're making decisions on what to do with our budget. We also have record development all over town not just in new applications, but also in redevelopment. And those are indicators, also, of our financial strength and the interest in our community. I don't know if any of you read the Courant today but it wasn't in the hard copy of the Courant, it was in the electric version. Hall and Conard were ranked among the national gold medal high schools and they were – what, I'm sorry?

President Slifka: You said Conard High.

Councilor Cantor: I know. I know. That's alright. And we were also the only community in Connecticut that had two high schools in the top 20. So – and potentially in the nation. I didn't look through the whole list cause I had to come here. But I – it is really remarkable that – and I see our future superintendent, Tom Moore, in the back and our chair of our board of education, Bruce Putterman, and I want to thank them for their remarkable stewardship of our schools and our – and the results because this is really something to be proud of. We also – we receive periodic awards, Family Circle's ten best places to live, Bugbee, national blue-ribbon school, among many, many accolades and you can go to our website and look at them. And we are proud of every single one of them. But we have to do our job and we look at every detail, every dollar that we spend, and we weigh and balance whether this is something that's worthy of our taxpayers' investment in our community. And that's what our taxes are: they are an investment in our community today and in the future of our – the quality of our life and a lot of people's largest asset, our homes. According to the National League of Cities and Towns, a budget is a political instrument that weighs policy priorities against available public resources, specifies the ways and means of providing public programs and services, and establishes the cost of those programs and criteria by which these programs will be evaluated for efficiency and effectiveness. So there's a real decision-making process that we go through. We don't just say oh, it's a million dollars too high or whatever. We go through and find out what that means. Are those programs that we want to cut? Is that a Dial-A-Ride program? Is that materials for our libraries that we don't want to invest in? Are those teachers in the school so class sizes go from 18 to 24? So those are decisions that we make. The manager's budget was reduced by some adjustments that we made. We worked hard. We met with every single committee. Every committee met and then funneled through finance and budget for recommendations to lower or increase our budget. And very few recommendations were made. The recommendations that were made I think were all incorporated into our final numbers. And that again is a process. When we talk about programs – we talked about line items and changing things and taking things off the budget. One of the programs that we changed was our leaf pickup. We eliminated our vacuum leaf pickup and went to bag leaf pickup. And we talked about that change for two years before we made that change and what that was gonna mean and how that was gonna happen. Same thing with our trash pickup when we went to automated trash pickup. That was analyzed and looked at and we received periodic information on – and so those were thoughtful decisions that are made and not something that is done quickly or – and those still are reflecting in savings in our budget. Every department on the town side is extremely lean. I just want to go through some of the efficiencies that we've done. Some are more recent. Some are a couple years old but we're seeing the benefits of them. We have completely merged all school and town functions for employees: IT, plant services. Everything is under one person's management – department head's management. The only thing that is not is an administrator for insurance and it actually is a – we have – and that's a contractual change. It can't be done on this budget. And the town side actually has an administrator that is a bit more challenging than the school side and we probably – if we merge them, it may end up being a more expensive option because the town's administrator is less expensive and can't handle the volume from what we've been – as researching it, we've found out. So the schools actually have some efficiencies coming. They're changing to a voice-over internet protocol, reducing phone bills by about a half. The emergency

system is going to change, I think, within the next couple of years. So they will be one system. There's a little bit of a transition that needs to happen with that. We continue to invest in our infrastructure and our schools' inner technology which is very, very important. We saw that in the recent testing that has been done for our school system. We need fiber to do that. We lease our fiber – some of the fiber to the schools, not all of it – and we're building out more fiber so we can eliminate that lease. Some of that is in our capital improvement plan. Our public safety, our police move to remote offices. They have offices in their cars and that efficiency is remarkable because when they park a car and they're working rather than going back into the police station, that slows down traffic and makes things a little bit safer for our community. So the benefits are pretty extraordinary. The police also have done a lot of work increase. In this current year, we had increased drills because of safety issues that happened and that we had to respond to unfortunately. And increased neighborhood patrols and we just had a little pickup in some burglaries today and the police are investing a little more time and energy in certain areas of our community based on that increased activity. And we need to be able to respond to that. We have a – we also are – we have one cruiser with a camera that actually will film interactions with people when they are on the job, right? And so those are something that is able because of our technology but some of the things that we will benefit from as time goes on. Public works is a remarkable story. This incredible year of storm after storm after storm after storm. We did not go over budget and part of that is because this GPS system that we installed on our plows and we have portable ones that go into our contracted plows give a real-time measure of what is going with those plows. So we can monitor material, we can monitor what streets are done, what streets aren't done. And it allowed our public works director to stay within budget and keep our roads very, very well during a very challenging winter and I – kudos to him. A remarkable result. But again, because of investments we've made – and these are savings that we've seen in our department. Covanta – we contracted with a new trash, solid waste – it used to – C – yeah. CRRA. We left CRRA for stability and savings and it has paid off for us. I talked about the bag leaf collection. We still are saving money on that because if we hadn't gone to that, you would see a lot more increase in this budget for sure. We are replacing our – we've replaced most of our fleet – we sold off a lot of our old fleet but many of them were converted to automatic or changed out for automatic which cuts down on workmen's comp claims which is an important thing, as well. Utilities and conservation, we have negotiated extremely competitive rates ahead of time. We purchased all of our street lights so we can control what we actually spend on them and we are converting our photocell light bulbs which is a fairly new technology but it is a lot more efficient and we will be seeing benefits from that. Charter Oak is gonna be using geothermal, we think, and that will be remarkably – also a significant savings. We've been installing solar and we are selling credits back. We have digitally controlled thermostats in almost all locations. They can be remotely controlled for heat and air conditioning creating remarkable efficiencies. Some of the technological changes we've made, the GIS, the egov, taxes, assessments, permits, I think the public is starting to see the benefit of a lot of those. That cuts down on the demand on staff, ultimately cutting down on the demand on headcount and salaries and all those. But you have to make those investments to do that. We also – a pretty remarkable technology thing, schools – often times when you look at a school, you look at the outside view of the school and the upper – for safety – and the outside roof line. We actually

will be able to – or I think can currently, see what our interior views of a school for an issue and respond to them. And so that's a really important benefit to our public safety and our schools. And it's something, again, we continue to invest in but we continue to see benefits and it also benefits our bottom line. Just a little detail on library. Our library materials have been flat which is also pretty significant with the rise of electronic books – which the price actually was going up remarkably for the library materials. And they have kept that flat and they have kept up with adding materials and in a very creative way and I – again, we have another terrific director who watches every penny spent and is really creating a wonderful product for our public. Human services, the stresses on human services have been remarkable. I work with the senior citizen advisory commission and I – their demands are greater than ever. But they are meeting the demand of people. I think they're almost at a breaking point. I will say that I think we may need to invest in that area a little bit more. We have an aging population and there are all different kinds of needs that come with the diversity that we have in school – in the town, I'm sorry. And we really do value all they do because they are working very, very hard. We – there's also something that we're doing – the data center – actually we are moving the state hookup from the Connecticut education network into the town building which provides us with high-speed broadband into the data center and that goes to our town buildings. And that will protect us from outages because it has gas backup. It was a donation a number of years ago from Arnold Chase and it's a pretty remarkable asset. And for us to not be down when we lose power with these 100-year storms that are happening every couple years, it will be very beneficial for the town to be up on public safety, schools, town buildings. I do want to say that the drivers in this budget are salaries, those are teachers and public safety primarily; by far the majority. And they are pensions and healthcare. And pensions and healthcare, we developed a cost containment strategy in 2002. The national average, from 2002 till today has been 9%. The town is at 4.9%. We have participated in collaborative purchasing benefit management services. We are part of a coalition. West Hartford and Greenwich are the only two municipalities in it. It includes Adidas, Colgate, Palmolive, Comcast, Fox Entertainment, News Corp, Vanguard – a lot of pretty impressive companies. And it allows us to control our prescription costs. We have saved 3.5 million since joining the co-op – that's what we've determined. And for the next three years, we'll be saving about 400,000 dollars a year from this new contract. We just, I think, maybe, you possibly read about the fire contract that we just reached. It has very large medical – health and pension benefits to the town. The pension contribution will increase 33% over the next four years. We are seeing a 25% reduction in multipliers for new hires and we are gonna see a 35% reduction in – we will see, with these employees, a 35% reduction in liability. There were nine retirees that retired this past year. Our contribution would have been 319,000 dollars less if they had been on the new plan. Significant savings. The health savings account that they actually offer to all current employees, not just new employees – usually a union will say it's just effective for new employees on. This health savings account is available to all fire employees and will reduce the medical costs 140,000 dollars for the first year, increasing to 200,000 dollars. And there's also a significant cut to sick pay. I just want to really thank the fire union for truly being partners with us on a real change of a contract. Really helping us to meet our challenges and I will just congratulate Harry Captain, Town Councilor Harry Captain, and the mayor and the town manager and Rick Ledwith for their hard work on this. The captain and the pension –

pension, I'm sorry, I've been talking a long time – and the union for their cooperation. And they really enlightened each other a very long time, it wasn't always harmonious but they reached a great product and I hope it's a model for many of our unions as we go down – that we are in partnership. We have to get through these challenges together. And I think communication and fairness is the key to that. So again, these long-term obligations are the drivers and then the other are contractual obligations with salaries. So if there are changes that are made, those are the things that we can't touch tonight unless we don't fund our pension, unless we don't fund our contribution to healthcare and our retirees, we will affect payroll. Those are the significant changes. So just to back up for one second, 2.2 million dollars is 1% of our budget just to kind of keep that in context. The triple-A bond rating is a big deal and it is a big deal because we can borrow, like we said, at very, very competitive rates. But we also get bond premium. It's also a measure of people that want to come here. It's an indicator that we are well managed and stable. And this – Standard and Poor's said in their latest – January's rating – they came out with their rating before we financed debt – they said this stable outlook reflects our view that West Hartford's strong underlying economy, very strong management, and predictable operating profile should translate to strong budgetary performance and operating flexibility over our outlook horizon. And then Moody's said the stable outlook reflects Moody's expectation that the town will maintain a stable financial position. With adequate reserve levels following surplus for 2013, expected surplus for 2014, in addition to the town's robust and sizable economy will continue to benefit from its favorable location, strong redevelopment opportunities. Future rating reviews will consider the town's ability to maintain its reserves at a level consistent with historic norms. Showing the importance of our investment in reserves and having that adequate level if something were to happen, I guess beyond a catastrophic snowstorm. When we – we have refinanced all debt possible. We have benefited from low rates because of that. That has resulted in significant savings. Another – a couple other efficiencies, the mayor's secretary actually retired. That position was not replaced. That's been filled in by existing employees. We have savings in the town clerk's office that we already highlighted and efficiencies that Essie's done, including revenue and expenditure reduction. A reduction in polling places that generated some savings. And we've looked at potential revenue at every turn. We are hoping to maybe, in the future, have some revenue potentially from the asset, the data center, that we could maybe rent out some space and share some of the high technology resource that we have. Public works is thinking about some options for them, potentially a transfer station. We do fee reviews and we had the fees on the form, leisure services – Helen Rubino-Turco is doing some creative things to create revenue for the leisure services fund. And so those are really valuable things. I went on probably a little longer than I wanted to but I think it's important – than you wanted me to for sure [chuckle]. But anyway [chuckle] but I think it's important to see things that we have done and there is – it's not fly by night. It is not anything that's gone without thought and planning. And every position, every position that is part of the salary pool is a person and it creates into service for the town. So I want that to be clear. I went to see Hillary Clinton last night. She was marvelous and one of her quotes – she had many – and many were UConn related which was awesome. But one of her quotes is evident – she said I am into evidence-based decision making. And that's what this is. All of our decisions that we made going into this budget was evidence based. We try to balance the needs of our community, the

investment in our community, the quality of life and the future of commitments and long-term obligations that we have. And our staff is incredibly professional. We've been so blessed to have this coordination. This budget has no gimmicks. There's no one-time revenue uses and we are fulfilling our long-term obligations. And again, it reflects our priorities to safety, education, and the quality of life in West Hartford.

President Slifka: Thank you, Mrs. Cantor. Mrs. Casperson? I'm sorry. Wrong hand. Okay. Mr. Davidoff?

Councilor Davidoff: Thank you, Mr. Mayor. I would like to extend congratulations to the manager and his executive team, the directors, for performing their duties in a very professional manner. Our town is very well run, very well managed, and that's realized by outside rating agencies who sort of routinely now comment on how well West Hartford keeps its finances in order. I'd also like to commend my colleagues on the council. We're all volunteers and you'll notice in the budget there's zero dollars allocated for any type of salary for any of us so I don't think lessens our effort but I really do appreciate sitting with all of you to discuss and dissect the issues that are before. And as I have done on the previous six budgets I voted on, and this will be #7, I'd like to extend a thanks to my family which, as most of you know, that's the core of my universe. And I appreciate them giving me the ability to be here and to dedicate the hours necessary to serve on the town council. I think Mrs. Cantor touched on West Hartford public schools, the #5 and #11 best high schools in Connecticut as released by US News and I think that speaks to the excellent public educational system we have in town. And I think that's an important thing to be very proud of and be very happy as a West Hartford resident. And as a personal note, as the father of a graduating Hall senior, I'm very impressed by the high-caliber colleges my daughter and her classmates will be attending in the fall. And if you catch a glimpse of the universities and colleges when it's printed in the local newspapers, I think you will be equally impressed by the achievements of our young people and the next generation. So the dollars that we invest in our school system has paid big dividends and as one father of a graduating senior, I couldn't be any prouder and I know that I speak for a lot of the people I see day to day at the school. My message tonight is one that I think we heard on the campaign trail and that is West Hartford is better than ever. And our brighter days are ahead of us. I currently chair the community planning and physical services committee and we reviewed budgets for the public works and the community services department. Now public works covers things such as trash and recycling and recycling is one of my big things. I talk about it on zoning and that's the thing that really gets me going. And I speak long and winded on zoning matters as Mrs. Cantor gets very excited about budget matters cause that's her committee. But we have some work to do in this community with respect to recycling and we need to do better because recycling brings dollars in and trash removal costs us dollars out. So I ask all my residents to recommit to becoming more green and to save our planet, especially this week being earth day week celebration and think of ways that we can be more responsible global citizens with respect to the resources that we use. Public works has been working diligently on the kiosks that we'll soon see dotting our center and you can see the preliminary construction taking place. And I think that will put West Hartford in the 21<sup>st</sup> century. And everyone has one of these smart phones and



will be able to add time to the meter and will make our shopping experience and our dining experience in our center much more enjoyable and less worrisome about receiving a parking violation. Our streets, we've got about 216 miles of streets and roads and as evidenced, our public works department works diligently to maintain those. And yes, there are lots of potholes this season and they will be out in due course to take care of them and to make them so that our cars won't suffer damage. And our roads are routinely swept. And I think when people view West Hartford and you say you're from West Hartford, they're always impressed with how clean our town looks and how green our parks and grounds are. And I think that doesn't just happen by accident. There's a plan in place and our public works director, John Phillips, makes certain that that plan is executed very effectively and efficiently. With respect to leaf cleanup, I was here when we voted to go to the bag leaf. I firmly believe that more people should bag their leaves. They're gone once they're gone and I think if you rode around town recently this past week and you noticed we're one of the few communities in Greater Hartford that offers a spring bag leaf, bag yard waste collection. And that gives our residents the opportunity to be green, to do the responsible thing, to get your yard waste out of the trash system and into some environmentally conscious program. The snow material management, that's coming. We're gonna be using our materials much more responsibly. And a term that we hear often discussed in public works discussion is right-sized equipment. And we've got a director who believes that we need to make certain that we have the right equipment for our employees to make certain that they're 100% efficient in the duties that we've asked them to do. And it's really good and John definitely leads from example. The other department that reports to community services and has done a phenomenal job is community services under the direction of Mark McGovern, our newly appointed director of community services. And this budget has in it a line item to increase the expenditure to hire a new building inspector. And people would say well, why do we want to add another employee? Well, West Hartford, this is the place people want to be. This is the place that people want to invest in. And when you're investing in communities and you need to get your project rolling, you need your business open, delay in construction can cost thousands and thousands of dollars to people. And they need to make certain that the inspections take place in a timely manner. So we're responding to that because of the increase of what's happening. And let me just highlight what's so great, about what's so happening here in West Hartford and why I am so happy when we have these zoning hearings and the matters that we discuss. And for some of you, you may think that it's not that exciting but for me, as former chairperson of the zoning board, I welcome this and I just keep saying to myself wow, people want to submit proposals, to reuse property – because we're not getting any bigger in terms of our land map and they're rehabbing existing parcels. So let's start with the office building that we approved on North Main Street. Class A office space by Mr. Ghent. That's gonna be amazing. Main Street and Brace Road. That's exciting. People are looking for class-A office space and we're gonna have it right here in West Hartford center. Across the street, we just approved apartments on North Main Street. We have a building that's sort of blighted, dilapidated; it's a tough site, we all agree and we're gonna get some new units. And let's think about how great Bishop's Corner is starting to look, especially in the corner where Marshalls and where that old Lord & Taylor garage used to stand, no longer stands anymore. People kept asking when's that coming down? It's gone, folks. And what do we have up there? We've got a great restaurant, Blue Plate



Kitchen, okay. This new thing is comfort food. We're finding it all around town. We've got Brownstone Eatery over on Oakwood. We've got the Hearty Kitchen over on upper Park Road. And we've got Blue Plate. And this is a new dining trend and people are making significant investments, hiring workers, and putting capital to work, to improve our community. And Bishop's Corner, what's just happened? We just had the saving of the Crown Market. Now in many communities, that probably just would have closed and gone off the face of the earth. But you know what? We've got involved citizens who realized the importance and significance of institutions such as the Crown Market and said yes, it's worth saving. It's something that needs to happen. So that was phenomenal. We have the new Walgreens on Farmington Avenue. And how about this one? This really green proposal that we approved was the apartments and the reuse of the old nursing home on Albany Avenue. They're gonna expand it a little but they're gonna have apartments so that people will have another housing choice and this housing will be affordable to people who want to reside in the community. Maybe their first step back in after they've gone to college. And we're gonna see these now and in the future. Steele Road and Asylum apartment complexes. The Masonic Temple, we're looking at retail space on the first floor, apartments on the upper levels. Along the bus way, along New Park Avenue, we've got great potential for mixed-use developments. Park Road and Prospect, another area where the Sisters of St. Josephs own some parcels that are being subdivided for another mixed use. We've got a hotel being proposed. We've got all the documents right here. So little light reading for colleagues. And – but somebody wants to make a significant dollar – we're not just talking ten thousand dollars, we're talking millions of dollars – to invest here in West Hartford. That is wonderful. That is something that, as a member of this body, we all should be quite excited about. These are great things happening here. And then we look over by Corbin's Corner because this happening all across town, folks. This is what's really amazing. We had Sears. We got a new Jared's jewelry store and they don't have anyone anywhere near around here and this is gonna be their first one and we've had a retrofit to the Sears building. They've downsized it. They've got another tenant to sublease space. West Farms Mall, premier shopping destination. Now as a small retailer myself in a neighboring community, okay, I don't think I'd be moving into West Farms but the mayor's company, Lego, is gonna be moving into West Farms Mall. They got Microsoft. You name a brand, it's at West Farms Mall. That's here in West Hartford. That is amazing to me. And you know what else is really amazing is...

President Slifka: For the record, it's not my company.

Councilor Davidoff: Thank you. The new Charter Oak School. That is an amazing endeavor that this community saw the need to invest in a school that was built, I think it was 1929, and saw the need to seek funding from the State of Connecticut at a record reimbursement rate for programs that this community, as diverse as it is, believes in. And I attended a lot of the meetings. I was appointed – to the mayor – to that committee and I met a lot of great people along the way there and I was just amazed how excited the community there is for this brand-new school and I think what's going to happen is that's going to spark redevelopment in that neighborhood. And it's just really great to see. It's beyond words that I can put into speaking. Last evening, I attended, along with the minority leader and the mayor, a ribbon cutting at a

Touch of Bliss spa on Park Road. It's looks like a former three-family home that a business has recently relocated. The owner has just been for five months. Business is great. Said she didn't even need to advertise. Word of mouth is keeping her going. And I love that entrepreneurial spirit that just makes people want to take economic opportunities and grow from it. And what else happened last evening at this thing, I was talking to Mary Ellen, the director of the chamber, and she says we have a unique problem here in West Hartford. And I said what's that? She says my board doesn't want to go to too many ribbon cuttings so we're gonna max out at two ribbon cuttings per month because that will be about 24 and they just don't know if they can fit 'em in their schedule. So I said Mary Ellen, how many would they need to go to? There are so many businesses in West Hartford that want to have a grand opening, we don't know if we have enough capacity to get there. That's a great problem to have. And another thing that I think is really good and we talked about technology is West Hartford's at the forefront. So when the building inspector comes out to view your project, they come out with a little tablet, it's electronic. And they can do everything they need to do right there without having to come back to town hall. And you get your signoff right there. So as one who just remodeled a kitchen, I had the inspector, got the report, boom, it was done. It was great. And the last piece that comes under community services is there's a program called CBBG program which is a federal program that allots funds for rehabilitation of properties that seem to be a little distressed. And a few years ago, it seemed like this entire program was gonna go by the wayside. But what has happened is we've gotten significant funding and people are able to do roofs and windows and heating systems to make their homes more efficient, to make their homes more livable. And these people are ones who may struggle in terms of making necessary things. As we move forward and our quality of life improves in West Hartford, we're very conscious to make certain that everybody's on the same bandwagon, that everyone's going for the same ride moving forward. So that's very, very exciting. So in sum, this budget recognizes that we have vibrant commercial centers, we have excellent schools, we have amazing recreational opportunities. It's a safe community. We have people who care. We have awesome, friendly neighborhoods. Our libraries are second to none. And we have – you know what we have that's the most important thing that I've noticed – is we have volunteers who care, who step up to the plate regardless of the cause to help those in need. So West Hartford is a community I'm proud to call home, an amazing place to raise my family, and I stated at the beginning and I state at the end, I firmly believe our best days are ahead of us. Thank you.

President Slifka: Thank you, Mr. Davidoff. Mrs. Casperson?

Councilor Casperson: Thank you, Mr. Mayor. The great thing about following a colleague such as Mr. Davidoff is that he emphatically expresses everything that I feel about West Hartford and the things that have been accomplished by the town. And so that's a wonderful thing and it saves you all a lot of time this evening from my reiterating many of those things. When we're looking at what's happening in the town, it is undeniable that we are on the brink of expansion, redevelopment, reinvestment. It's happening as you see on every corner in West Hartford. We are no longer segmented by the center and Blue Back Square being the center of the world in West Hartford. It has spanned into every corner with new centers of development and interest

popping up all over town. When we're looking at the fast track area and looking at the redevelopment over there, thinking about creating a new community – maybe different kinds of housing that would meet the needs of other individuals in the town. But we're very excited about the direction of the town. Many times, when I consider that, as well, I look for hopefully more support from our legislative committee and looking for more dollars to be reinvested and more support from the state for the Town of West Hartford and I'm looking forward to having more returns on that. And that's an area that we want to continue to focus on. We do want to continue to be the town that we are with less impacts to the public. But I am looking forward to having the town continue to be the place that we have schools in the top ten in the state and possibly in the country when we're looking at that, as well. And that is the place that is helping us to keep our land values high and to keep West Hartford that place that people want to constantly reinvest in. And so I appreciate the opportunity to live in such a town with the public servants that we have with the public safety and just really appreciating all aspects of what is West Hartford – that place that everyone, as I'm going through different meetings and meeting with people from all over the state – I had a gentleman come in today to my workplace in West Hartford center and say I don't live here. I live really right over the line in Newington but I come to West Hartford to do all of my business because I like the feel of everything here. And that's – people want to drive to transact here. It's worth the trip and I think that there's a lot of work and planning that goes into that and I look forward to the continued improvements, especially with the parking situation and having, again, more technology and bringing into place things that make life here more convenient. But our services are beyond measure. The sense of safety that is instilled by what – the planning of West Hartford and the safety of the police and fire here. You hear many times that someone moved into West Hartford recently from Hartford saying I realize more and more as I was coming to West Hartford how wonderful it is to just be able to walk around town. And that is something that takes investment. And I just appreciate the planning that goes into that. And with that – that's it for me. Thank you.

President Slifka: Thank you, Mrs. Casperson. Mr. Barnes.

Councilor Barnes: Thank you, Mr. Mayor. I don't think you have to worry about preparing your state of the town speech because I think your colleagues have already done that for you.

And so I thank all of you for your thoughtful comments. Clare and Harry, I'm sure yours will be just as thoughtful. So very well put. Continuing on with the thank you's, thank you to our town manager, finance director, Peter, Liz, thank you for all of your work and to your staff putting this budget together. It's a lot more work than I'm sure just reading it and analyzing it as I've done over the last six weeks or so. So thank you for that effort. I'd also like to thank Minority Leader Denise Hall for her leadership, her tireless work and commitment to our town and for being a mentor the new councilmembers. I very much appreciate it. Thank you. I'll start off by saying I have prepared remarks and I request a little indulgence tonight cause some of the numbers moved around. I think on balance, my comments still stand by them. I think there's enough wiggle room in the changes, particularly the 500,000 dollars that we don't have and some of the issues around the IBNR issues on the board of ed side. So a little indulgence with the numbers as I work through this. So we're presented with approximately a nine-million-

dollar budget increase that as Ms. Cantor already mentioned is driven by employee salaries, healthcare, and pension contributions almost entirely. This budget, like so many budgets before it, is a maintenance budget and if you look in the board of ed budget and the summary and in the town budget, that's what we call it – it's a maintenance budget. We're not adding any new services. We're not adding any new programs for the town residents and for the students in our community, the 9 million or 8.2 million is simply to maintain what we have. This is a very dangerous trend. Higher budgets and higher taxes every year will catch up to us. At some point, the property taxes will get too high and it will negatively impact our property value. But our town obligations will remain and still come due. In addition to the employee costs, the town's debt service is now, I believe, approximately 13.75 million. Before the amendment, there was an increase of approximately 300,000 dollars. Under the capital improvement program, the town's debt service payment climbs to over 20 million in 2021 and remains around 18 million in 2025. The total outstanding debt peaks at over 156 million in fiscal year 2016. This is a substantial amount of long-term debt. As we know, approximately 87% of the annual general fund budget is financed through property tax revenue. And despite all of the new development in town over the years, the town's grand list increased this past year just 0.59% or 1.3 million in additional revenue for fiscal year 2015, as Peter had mentioned. Ten years ago, the 2004 town budget required 142 million in property tax revenue from our town residents. This year's budget calls for approximately 219 million, 217.9 million under the revised numbers in property tax revenue; an increase of over 75 million dollars over the last ten years with no new services or programs, as I said, simply a maintenance budget. So where are we headed? What can we afford? What is fair and equitable for our town employees and our town residents? We have a collective bargaining system that does not work and prevents the type of reform that is needed for our town, and many towns, to restore some budgetary control. Tonight, I propose that we create a committee to study our town's options with respect to the two largest drivers of our budget: pension and healthcare. We need to be informed about how we can move all of our employees into a defined contribution-type account, 401K, and away from defined benefit-type plans. We also need to be informed about our options for providing health insurance and healthcare coverage to our town employees that we can afford going forward. Some would argue that healthcare is more of a concern than our pension, that it is a bigger concern for our long-term fiscal solvency. So many will say that our hands are tied with respect to these issues and that change is not possible. I know the ideas have been talked about in the past. But I find it hard to accept that and I think we at least need to try to fix the problems that we face just ten or twenty years down the road, as we go through seven- to ten-million-dollar budget increases every year, that it's not gonna be sustainable. And so we need to take the time now to have a committee and be informed about what options we have to make changes that work for all of us. So during the public hearings and out on the streets in the community, during campaign season and otherwise, we hear people say they want to live in West Hartford but the rising property taxes push them out of town. It's interesting – from Judy's comment about her friend in Newington who likes to come to West Hartford to shop and do all of his service, I wonder whether he just can't afford to live in West Hartford because the property taxes are so high. So for the young couples, to the empty-nesters, to those on fixed incomes, we need to control our spending. We need to lessen

the tax burden on our residents and we need to break the cycle of maintenance budgets going forward. Thank you.

President Slifka: Thank you, Mr. Barnes. Mrs. Kindall.

Councilor Kindall: Alright. My colleagues have gone through an exhaustive list and have done it much more eloquently than I could have done and I appreciate all of my colleagues, including the ones I've been allowed to hear so far – Mr. Barnes' further comments. So my – since both Shari and Leon and Judy and Chris have really said of a lot of what I wanted to say anyways, and better than I would have, I won't belabor what they've said. But I wanted to take just a couple of points, if I may. This is a great town. This is just a great town. And not to go into campaign slogans, but it hasn't happened by accident, it's happened by good governance. It's happened by outstanding town staff. It's happened by really committed elected officials, even when we disagree with each other, on both the board and the town council and the town clerk and the town registrars. And so there's a lot of great things about West Hartford and I think we would all agree that costs are one of the things that we all struggle with. And I think the good news for Mr. Barnes is that we actually have been working on it. No one has sat on this issue and said no, change isn't possible. I think that that has been one of the remarkable things in my time period, both in the five years on the board and now in my third year on the town council, is that there's really been a very aggressive attack on these issues. The board has traditionally been quite aggressive on the issue on employee compensation and employee benefits. And, in fact, for the vast majority of the board, the pension is paid by the state. It's paid into a state plan, it's not local. And the board has traditionally had a very aggressive healthcare plan. And I believe that our public safety employees have really stepped up and have been negotiating much more favorable contracts than has been around for the comparables – for their colleagues in other towns. And I think that they are to be commended and I think it's because a lot of them also live here. And I know that the teachers, a solid third to a half, live in town. And that tells you something about the commitment for those who are paid by the town also tend to live here and I think that really speaks well of the town. And with respect to my really large committee, I will be proud to say that all of those departments came in with negative increases – that they were increases of facilities, a -3.6%; technology, a -2.6%. And I could go on for the next three hours about how outstanding Jared is and how outstanding our IT and technology department has been. Our town clerk, a -3.4%; the town council, a -10% on the budget for the town council. And I think I had one more. I think public works, which is Leon's committee, the revenues had gone down 13% but the costs were only going up 0.5%. So I have to give an awful lot of credit to, at least for the committees in my purview, that they did not do even a rollover budget. They basically cut expenses and they cut expenses by – they're small amounts but they are large percentages and they add up. And so I think that really says a lot for the commitment of the town management and the town employees for making things as tight as possible and as responsible as possible. And I will also give another plug for John Phillips, which Mrs. Cantor had talked about. He is unbelievable. I mean how he managed to get through almost double the number of storms we had planned for under budget and is still doing cutting-edge technology with respect to parking meters, with respect to multiple use of resources – I mean he is just

working much smarter, much faster. I would triple his budget – his salary, too, but that's a different story. So I would say that this budget is a good number. The 2.9% I think is a good number given where we are. I think that the investment in the town by those who are out in the public – and substantial investment all over town is an outside indicator and vote of confidence that we've been doing the right thing all along. And I think that this budget just continues what we've been doing along, which is being – investing where we must, investing where it's smart to invest, cutting where we can, and working as best we can with less. And so I commend the staff for what they've done with this budget. I commend the board of education with what they've done with their budget. And I will support it. See, I can be nice.

President Slifka: Mrs. Kindall, thank you. Mr. Doar.

Councilor Doar: Thank you, Mr. Mayor. I want to begin again by also thanking Ron Van Winkle, Peter Privitera. I've had three chances now. I was determined to get it right. Liz Hewitt, Barbara Rua, Rick Ledwith, and Helen Rubino-Turco and John Phillips. Those are members of Ron's staff that I work closely with on our committees and I also want to thank Tracy Gove, our police chief, for his hard work as well as our chief of fire department. I know one thing about budget night, or I've learned it tonight, and that is my eyes are getting worse because I, like Shari, had a lot of paper up here and I'm having trouble seeing my notes. And so I guess I'm getting older and having a little difficulty reading. But I can put my glasses on but the trouble is they're so – I don't know – dirty that it's even tough to see those. So let me try to begin by actually reminding everybody what I think is our collective goal on a night like tonight. And it's – it is to minimize the property tax increase. In fact, if you read the budget in brief that Ron's staff puts together which I think is an excellent document, and I'll just quote from the first paragraph. In an attempt to minimize the property tax increase, the town budget development process requires the full examination and scrutiny of all expenditures and revenues with the ultimate goal of reaching a balance between the provision of necessary services to the community and the raising of local property taxes. I've been looking for sentences like that a lot over the years and I think that's just a superb paragraph and sentence that describes what we all have to do tonight. And I certainly applaud all of my colleagues for their public service and their hard work and I thank them all. Really. I enjoy being on this council. I enjoy working with my colleagues and I also do want to especially, though, thank my colleague and minority leader, Denise Hall, who's had a difficult personal year and yet, doesn't complain about that. Doesn't let it be an excuse to her efforts to constantly reach out to Chris and myself and I think our other colleagues to talk about the issues. And so, Denise, it's a pleasure to serve with you on the board – on the council. The word in that paragraph that I just read is a word that Leon often uses when we're talking about zoning issues. And it's that word balance. And I learn about that when we talk about these issues. And I am struggling tonight to determine whether or not the 2.9% or the 6.2 million dollars in additional taxes we're gonna ask our residents to pay is in balance with the community services and the other concerns that we face to making this community what it is and what we all love about it. There's no dispute here because this is a wonderful town to live in. It's a wonderful town to raise children in and to be elderly and also to be a young person to come and have the opportunity to potentially start here, a life. But I am – I was struck by – we had two



public hearings this year, as we always do. This year, the turnout was relatively light but the last speaker on the last public hearing appeared and I had never met her before. I hadn't seen her at any of our other public hearings and she appeared and I tried to get her testimony today but unfortunately, Essie, I was struggling with the – it's not in – the archives are not yet verbatim minutes because we haven't gotten them yet – it was so early. And it was difficult to get it off the public television for some reason at my office. But I remember what she said. And she said she's a newcomer to West Hartford and that she doesn't have a lot of money and her and her husband want to raise a family here. And she wanted us to know that – to take that job seriously – this duty we have to make sure that we are balancing the interests of the taxpayers with the interests of the services we want to provide and other benefits like the fabulous public education that we have here in West Hartford. So I think about her and I think about, Judy, your friend and wondering whether or not we're making it difficult for people who are of the lower income to make a life here in West Hartford. And I'm sure that all of my colleagues worry about that. I'm not the only one who's thinking about that. The question is is there anything more we can do to reduce that burden and yet not sacrifice the services that Shari and Leon spoke so eloquently about. And that's the debate. And Shari Cantor and I were at the last budget meeting together. Harry was on the phone. Denise was there. And Shari knows that I would love to reach consensus. And she wants to reach consensus, too. And we just have a difference of opinion about what it is we're going to have to cut in order to reduce the 2.9% increase. Because let's make no mistake about it. We have to reduce something because they're certainly not gonna get it on the revenue side. And I'm gonna talk about that in a minute. But in order for us to take another 9/10 of 1% or 1% – and I, as Shari I think knows, and Harry knows, I was focused on a 2% increase. And I know that that would have required another two million dollars to find in either revenue or expenses or a combination of both. And that's difficult because when you start looking at programs like Dial-A-Ride – Shari and I serve on the human services committee with Judy who's our chair. I love that committee. We're committed to helping our citizens with providing the kind of services that committee focuses on. We talked exhaustively about Dial-A-Ride. A small program but an important program and Helen Rubino-Turco is responsible for. We made some adjustments to it this year and I supported those. Could have done more but I don't want to do more in that case. But I'll tell you what it's gonna take in order for us to get to balance and that's when I know this council works best is when we work together. There's just no doubt about it. And what's the best example of that in the last 12 months? Clearly, the leadership that Harry Captain showed on the police and fire committee with the public safety committee which I am also a member of and which the mayor's a member of. Denise Hall was nice enough to let me have my turn on that committee when she went to the budget and she also participates in a number of the meetings. But our efforts to bring about some substantial or significant reform to a problem we all know exists was, I think, a real testament. I wanna say it didn't start this year. If I really think about the history or were to write about it, I think it would say it started with a neighbor of mine by the name of Chuck Coursey who, years ago, also served on this council. And years ago, started looking at the cost of public safety. It's expensive to protect our citizens but at the same time, we have to balance the interest of those expenses against who's paying for it. Who's shouldering the burden of these expenses? And as Ron has told us time and time again, the dilemma we have is the overwhelming burden to pay for these

expenses is coming from our residents' property. And we all know it. It's out of balance from where we would like to see some other revenues being generated. Certainly the increase to the grand list is marvelous. We can do that. Here we are in a mature town and yet, as Leon said, it's remarkable how many people or individuals want to invest their capital in our town. Take a risk and improve upon a piece of property and grow our grand list. And we do have growth in the grand list and that was significant. I think we had close to 1.3 million if I got the numbers right from Peter's presentation. That's significant over 12 months. But what's also significant in terms of the number is the 3.7 million dollars in medical benefits in the public education system. So let me pause for a minute and talk about the cost of public education. It is expensive in this town. It's expensive in the State of Connecticut and it's expensive in the country. And the question that was raised in the public hearing is, again, whose burden really is that? Of course it's – first and foremost, it's the parents. The parents want a good education, they're gonna have to invest in their children and they're gonna have to – and be part of that process. And that's the nature of the property tax. And I wanted to pause for a moment and say how pleased I am tonight to see that Tom Moore is with us in the audience because I have an enormous amount of respect for Tom. He's our new superintendent of schools. And I want to be very specific about something that Tom did which I think is a testament to his leadership. In an effort to do something to bring about some bending of the curve of the healthcare costs in the public education system in this country, as I understand it, Tom volunteered to be part of the HSA – to step up in front of his other colleagues and say I want to be in the health savings account. Sets an example to do that. It's pretty well known that if towns like West Hartford can encourage people who we support in the healthcare to be part of HSAs, this will help bend that medical cost curve. We're doing it clearly in the private sector. We have the same programs in the company I work for and setting that kind of example is a testament of real leadership and so it's a pleasure to have Tom here and I know something about Tom. I'm very confident that his door will always be open to everybody in this town to bring him ideas of how to improve public education. Because I know all of you, just like me and Denise and Chris, want to have absolute excellent education. But I think Tom would be the first to tell you we're nowhere near that yet. We've got to get even better at providing a first-class education for our children in this country given how competitive the world is gonna become as they get older. So I'm concerned about the public education's budget. It's 145 million dollars. Harry, I know that you and I debate this every year.

Councilor Captain: And we will tonight.

Councilor Doar: And we will tonight, I know. But I believe that we could have worked – and I would – and again, it only comes about if we do it together – but I believe we could have reduced – we had an email this week from another member of the audience, Mr. Connery is here, suggesting that we look at reducing that number by 400,000 dollars. He gave specific examples of how to do it. It doesn't – it's not the specific number that I'm focused on. It's the fact that I think efforts could be made and I'm not comfortable with the number. I'm not comfortable in the context of my – what's driving me and that is this idea of balance that Mr. Davidoff often refers to. I just don't see it on the balancing piece. And that's where I know we're gonna



disagree. As a member of the public safety committee, I'm also concerned about the cost of our police department. Now of course, when you're in public service and you're part of a community, it takes – and I think the mayor and all of our colleagues show tremendous political courage at times to talk about things we have to do to bring about some reforms – but I think we have a lot of work to do to bring about some cost reform with respect to our police department. It's a 14-million-dollar piece of our budget. We have 132 patrolmen in this town. We have 153 people dedicated to the police department. We have a budget that shows a 1.6-million-dollar allocation for overtime in the upcoming year. Although, at the moment, last year we – but no, strike that. We have a 1.6-million-dollar expense now and we're budgeting for next year about 700 or 800,000 dollars in overtime. An effort by the town manager, and Harry and I were in the meetings, to work with the police chief to think about how we can curb some of the overtime. No doubt about it. One of the most difficult things to do as a manager when you're managing as complex a department as a police department is, with the number of patrolmen, the number of issues that they face on a daily basis. And I'm proud to be on that committee. I'm proud to serve with Harry on it and with the mayor and I want to work on that going forward and try to do – and bring out issues we can focus on. But I, again, I look at that number and I'm not comfortable with it. But someone says well then make a motion. Cut something. Well, I'm not – I did that a couple years back. It didn't work then. It's not my style. I'd rather work with each of you to see if we can bring about a reform and then get to a consensus where we have some compromise and then there's unanimity. I was pleased to see the deputy mayor quote former secretary of state, Hillary Clinton, because I also have a quote from Hillary Clinton. And she said, I'm paraphrasing, but she said that she was never gonna be the type of politician that didn't understand the importance of compromise. And I think I speak on behalf of all my colleagues in this Town of West Hartford's 63,000 people, where I think we've lived to that spirit of what former secretary of state and Senator Clinton said about compromise. That is the most effective form of self-government – good compromise. And so I believe in that. Unfortunately, we're not gonna be able to get there tonight in terms of unanimity – at least I don't anticipate it. So I would like to – in summary, I don't think the 2.9% is quite within the balance that we look for. I would like to see a further either reduction in our expenses or somehow, a reasonable expectation of an increase in revenues. And let's just talk for a minute about revenues and I won't belabor it because I think Denise is gonna talk about it in some detail, too. But it's clear if you listen to what George Kennedy said that the burden of educating our 10,000 children in this town, in public education, it's never really been intended to be completely on the basis of a property tax. And of course, that's not the law. In the State of Connecticut, there are statutes that require the state and there's also a law that requires the federal government to participate in that expenditure. And the fact is West Hartford and other towns in Connecticut aren't getting what they are supposed to be getting under the law to support it. Should we cry about it and complain about it? Yes, we should certainly speak out about it. But then the question is, as Shari said, but we gotta govern. We gotta do something about it because it's not coming. And that makes it even more difficult. But let's be clear about it. What an eloquent beginning to our evening tonight. Two children who went to Whiting Lane School – I believe children were at Whiting Lane. Dr. DePalma was here – as were my children were educated with special needs. Especially the first boy – both boys were fabulous but that first boy, it's just – it's touching. And here's a town that

welcomes that. But we gotta be – we gotta face the fact that to do that, and we all want to do it, it's expensive and we have to figure out how we can afford it for all of our residents. That's a major challenge. I know that Bruce Putterman, who's also here, is thinking about that. And I know Tom Moore is and so is the mayor. And so I wish I could be as rosy as Leon. And I am. I love the town I think just as much, I'm sure, as all of you do – Leon and all of my colleagues. But I just think we're not quite there and I'd like to keep at it. So with that, thank you, Mr. Mayor, for your indulgence.

President Slifka: Thank you, Mr. Doar and Mr. Barnes. Mr. Doar, while you were talking, we did get – Mrs. Cantor got a note from Hillary Clinton. Thank you for the endorsement for 2016. I actually did get a note from Mr. Coursey wanting to convey his thanks crediting him for a fire contract that started after he retired but...He is that amazing.

Councilor Doar: He began the conversation.

President Slifka: Okay. Thank you, Mr. Doar. Mr. Captain.

Councilor Captain: Thank you, Mr. Mayor. Thank you, Mr. Doar. I appreciate the recognition for all the work, the collective work, the bipartisan work, the absolute entrenchment that the nine of us were in for maybe two years in the establishment of negotiating that contract. I do think a lot of the credit also needs to go to the manager and to Rick Ledwith and to the union for everybody working toward a reasonable solution that was acceptable to everyone and started addressing the major issues that we have for pensions and healthcare in the Town of West Hartford. So thank you for that. But part of that point also goes to – it also goes to the fact that we still – it's easy to vote no on the budget tonight. But we need to have that same sense of work and camaraderie over the six-week period to work the number down together. And we all asked and talked about what we could do and we still get to this night tonight and we're most likely not gonna be in agreement. And we've had opportunities to work and collaborate and come up with changes but that really hasn't happened. So I'm not gonna have a stretch of thought to say that this is probably gonna come down on party lines tonight. But I think if we're serious about doing that and doing that collaboration, we have to do it earlier in the process. We can't just, the night of the budget, say I'm sorry, this is too high, I can't vote for it, without working together to figure out well, if you really need it to go down, where are you gonna take it down from? It's just – it is hard because it's a lot of money and it's a burden on all of our taxpayers. It's a burden on each of us. And when we went through the – so I'm gonna take a little different spin on the discussions tonight. I want to thank Mrs. Cantor, first of all, for her hard work and what she does for finance and budget is pretty amazing and I appreciate sitting there at the table with you. The finance staff is outstanding. The management team, all of the directors, Ron's hires have been incredible. And we are now teed up for a very, very good management team for the Town of West Hartford. Throughout the conversation when we were running for election and we hear a lot about – whether it's in public hearings or door to door – about how expensive it is to live in this town. And how the taxes are too high. And they're high. And how people say it's driving them out. So what I did, or what I did last night is I wanted to

make a comparison – it's all very personal to each of us. We each have our properties. We're each assessed our piece of the pie of what it takes to run West Hartford. I decided to look at my bills from ten years ago. And my wife was like, what are you doing? Well, I've got 2004 sitting on the floor and I pull out four bills. I pulled out my electric bill for CL&P, my MDC bill for water, my Comcast bill, and my oil bill. And I compared them to the bills I'm paying this month, or actually for February ten years later. My CL&P bill has gone up 60%. My MDC bill – and I'll grant you, we know MDC had charges for all of the new work that's going on in the streets – is 139%, but the volume of water – I've got one less person in my house now – the volume of water that we're using went down. That bill is up 139%. My cable bill is up 157% in ten years. My oil bill is up 234%. So when I add all of these four bills up together, and aggregate them, those four commodities are up 178% from ten years ago. And yet my tax bill for property is up and I don't want the press to think I'm happy with my tax bill because I'm not. My tax bill is up less than 50%. Less than 50% than those other commodities. And you may argue that well, those are much smaller bills than your tax bill. Well actually, the dollar change in those four bills, in those four commodities, annualized over a year, are over 5,000 dollars. My tax bill went up 3,000 dollars. My point is that the cost of living, period, is higher. The town has controlled growth in property taxes significantly lower than just those four commodities. Yes, tax increases are difficult and this isn't easy. But I didn't even figure in insurance, gasoline, groceries, or God forbid, looking at my cell phone bill today from ten years ago. And I just want to make that point that the growth in property taxes, again, in West Hartford has been controlled and it's been significantly lower than those other commodities to run my home. So how did we do this? How did we control growth in the increases? Well, the town has, like I said, similar commodities. The other burdens that the town has is the town has employees and those employees have contracts and they have fixed raises in them. The town has increased healthcare costs, increased pension costs, and still, at the same time, the growth and the spending for the town is lower than those other commodities to run my home. We did it by expanding the grand list, by putting in a #1 taxpayer, Blue Back Square, and not just Blue Back Square but other developments in the last ten years, like Quaker Green. With Blue Back Square, we consolidated the board of education's building. We went down a whole building and consolidated those folks into town hall. We consolidated board of ed and town positions. We are really now an example of the best town-and-gown operation in the State of Connecticut as far as combining our services. The board of ed has held down its per-pupil spending as compared to 169 towns. We've negotiated contracts with wage freezes, increased cost share for healthcare, for pension contributions that not only helped us in those ten years going forward but help us in the future. This isn't magic. We've done this kind of work for ten years. We've done it with exceptional management and we've done it through the great recession. So how's the town doing? Leon helped me a lot with that. And I'll try to keep the list short but our accolades – top ten best cities in the nation for the next decade; top challenging high schools in the nation; 20 great places to retire in Connecticut. Our housing's held its value. The average value is at record highs. If it weren't for the average value, I probably wouldn't be able to do for my kids what I did for their education because a lot of it is on the equity that I have in my home. Developers and redevelopers are flocking to invest in this community. We have record zoning applications, record income for those zoning applications. All markets, the housing market, the office market,

the retail market, in all locations from Bishop's Corner to Elmwood; from the center to Park Road. It's growing everywhere. West Hartford is booming. We've managed this very, very well. West Hartford is a place to be. People want to live here. They want to raise their families here and they come here for the quality of life and it makes them want to stay here to retire. Now, Burke...on the education side, we invest a lot in West Hartford for education but education is 58% of our budget. In South Windsor, education is 65%; in Glastonbury, education is 65%. So where is the spend? Where is West Hartford spending more of the money? It's on services like a paid fire department. It's on multiple libraries. It's on pools. It's on parks. It's on senior centers. It all supports the quality of life that we have here. West Hartford currently ranks 109 out of 169 towns in per-pupil spending. We are efficient and ten years ago, we were 82. So we continue to lower the cost of education and we continue to get spectacular service out of our employees and spectacular results for our kids. And our kids are not the same kids in the same mix as towns that we compare to. So I say we don't touch the education budget, period. It's at a place where it's running extremely efficient and it's supporting the values of our homes. And we've been controlling our expenses and I'll be supporting this budget.

President Slifka: Thank you, Mr. Captain. Mrs. Hall?

Councilor Hall: Thank you. I wanted to go towards the end but you really do run out of things to say...by 10:35. Yeah, it is a great town. It's why I live here and I guess the reason why I'm sitting here is cause I want to work on trying to keep it great. And that means making tough decisions and trying to figure how we can all afford to stay here. So obviously I don't want to overlook it but I do want to thank all of my colleagues for all of their hard work and remind people that they volunteer. So it's a lot of dedication, on everybody's part, to the town. Everybody – Ron, our town managers, staff, everyone is just a pleasure to work with. Everyone's helpful. Everybody's professional and we're very lucky to have all of you here. I would be remiss if I didn't take special notice of Pat Alair. Pat has been spending a lot of time with Scott and I on our special project with the registrar's. You are just doing an incredible job helping us to put into place procedures – deal with a lot of things that really shouldn't be your job. And you've stepped up and you're doing an amazing job there and I very much appreciate your patience and your dedication because running elections is a very important thing that this town does. And I know we all want to do it better. I want to thank Chris and Burke, too, cause it's not always easy to be in the minority and it's great when you have great people who work with you and support you. And probably what isn't evident is on the minority side, we don't share any committees. And there's three of us and six of them so we're trying to cover a lot of committees so sometimes you feel like you're running twice as hard because you're trying to get to everything. So thank you. Everybody said a lot of great things about what happens in town but still our taxes go up every single year and I still hear people say the kids are out of school now so I'm gonna move to Bloomfield or Farmington where the taxes are lower. We have a new executive at the bank and I was speaking to her. She found out I lived in West Hartford. She's like well, my kids are gonna be going to private school. I just realized what the taxes were in West Hartford as I'm looking at houses. I think I'm gonna have to rule it out cause it's silly for me to spend that. I'm worried that you get more and more people – we want the people really

who don't have the kids in the schools cause schools are expensive and if we drive out everybody who doesn't have kids in the schools, then that makes it more expensive for all the rest of us because that means it's people with all the kids in the schools. So that's what I'm trying to address. I want to make West Hartford not be the town that has the highest taxes in the area. And as – I know I bring it up a lot but my primary concern for the last four years continues to be the unfunded pension and healthcare liabilities cause that, I think, is our biggest challenge and it is over 305 million combined between the healthcare and the unfunded pension. One of the reasons I wanted to run again this year was the fact that for the first time in that time period, we had a contract that was up for negotiation and the other contracts had come up for the four years before that. It was the firefighters' contract and can't emphasize enough what a big difference those changes will make and a special thanks again to Rick Ledwith for all of his work. But really to the firefighters for recognizing that our residents just can't support some of the compensation and benefits that had been in their previous contracts. And I think one of the really – most really important things that the firefighters' contract showed us was how we can accomplish things when we work together, as Burke was saying. We need to work together to make the tough things happen. And this council was united and presented a solid front in that this is what we needed to do. And I think they heard that and they understood that we needed to make this happen. But still, our funded status is only 41.3% and we're putting over 17 million into that pension this year but we're taking over 20 million out to pay benefits. So the market doesn't get us out of that. And it just – it scares me. It keeps me up at night. And I think – I mentioned in the past that Connecticut has some of the highest – the total highest total liabilities in unfunded obligations per taxpayer in the state. So it's not just in our town taxes but it's gonna be in our state taxes, as well. This is what we're gonna be dealing with. It's what our kids are gonna be dealing with. So we just have to continue to be dedicated to improving the health of the plan. The pension board has done great work over the last couple years and thank you, Shari. We go there together and I think the pension board really does a wonderful job and I thank them for their service because that's also volunteer and a scary job that they've got. And part of that scary job was we did an asset and liability study and it showed, as we go out over the next 20 years, that that annual required contribution will grow from 17 million a year to 30 million a year. So every time we make a personnel decision to add someone or to increase raises, I feel like I have to think about that future annual required contribution and what it's going to do to that. And that is what drives all of my decisions. And so since I'm on this path, I will reinforce what Mr. Barnes said. Collective bargaining of public employee agreements and the timetables that dictate how we go through this negotiation is all subject to state law. And the only way we can control our future, when it comes to these costs, is by changing that state law. So I would ask you to talk to your state legislators and say we need to do this. And I do think back to the woman who came to the budget hearing – her name was Anne Miller I think. So I'm back to her saying I really want to live here but my taxes have gone up 2,000 dollars in three years. And all of this is being driven by those healthcare and pension and salary contractual increases year after year. So one of the things – and, Harry, I agree – it's not like oh, put a motion out there tonight. It's I think we work all year long to kind of come up with suggestions. And I have come up with suggestions and they're things that we haven't acted on year after year. We have combined a lot of things between the board of ed and the state but I think there's more that we can do there. I

continue to bring up the fact that we've got an Everbridge system, the emergency notification, on the town side and we have a separate one on the board of ed side. There's savings that we could come up with if we combine those. Every year, we talk – as Shari, again, mentioned – about our health plan administrators. And that's a few hundred thousand a year that we could save and every year I bring it up and it's like well, they don't like to change and this one's better. We're in the insurance capital of the world. We must be able to come up with a health plan administrator that can meet the needs of our combined town and board of ed. I just – and maybe it's not gonna be exactly what somebody had in the past, but I don't know about you but I feel like almost every year, HR tells me I got a better deal over here. This is our new health plan administrator. It's not an option. We have to save that cost. So, yes, we come up with ideas. We haven't acted on a bunch of them but it's not something that I can say I move to cut whatever tonight because it takes working together and time to implement those type of changes. I think the board of ed could also do more with – and I'm sorry, I see Bruce picks his head up there – I think they realize that healthcare is a huge driver of their costs. I also commend Tom on signing up for the HSA and the high deductible health plan. We have to embrace it. The board has to set the tone and say this is what we've got to do because even though four of the collective bargaining units now have it as an option, there's only a small number of people that have actually signed up for it. And that can really influence our costs going forward so we've got to do everything we can to make that – make people understand it really works. And it can work for them. I know Rick promotes them but it really is going to take everyone's wholehearted endorsement of those. I also, on a different note, I raise the issue – and, again, Bruce, thank you for coming to our meeting the other night. I would love to be meeting on a more regular basis on some of these things that we talk about because it seems like sharing the health plan administrator or the notification system – those are things we should work together on and make sure that we can implement them together. And so I think more than a once-a-year sort of presentation would be helpful to me. I think it would be helpful to the board. I talked about the Charter Oak design and the choice of a round building. And I did a lot of research. I researched – there's an education design showcase which it's described as a comprehensive database of cutting edge projects, innovative solutions, and inspiring designs for educational buildings. Now this database is – they said that an efficiency ratio of 75 to 80% is not uncommon in an educational design across the country. And some schools have achieved 90%. Because this design that was chosen is a round building, it has a lot of – it will have a lot of wasted space and its efficiency ratio is 65%. So basically, 35% of this building is not going to be dedicated to education-producing activities. And I worry that when the state looks at it and says is this going to be a reimbursable expense, how is that going to affect – we're hoping for 80% but it's 80% of reimbursable. It's a very complicated calculation – the whole thing with the state – but to me, that efficiency ratio may be a red flag. And it's a lot of money. It's a huge amount of money that the town is spending; it's 45 million dollars. And I know it's gonna be beautiful and I just don't want to waste any money on it. The other thing that I noted in the – in looking at some of the board budget was the board funded positions. So the 2013-2014 budget had 1,443 approved positions. And then the adopted 2014-15 budget had 1,460 approved positions. So that's an increase of 17 positions. And as noted, Connecticut is more dependent on our property taxes to fund public education – that we're more dependent than any other state in the nation, according



to the Census Bureau. The Council of Small Towns, which is an organization that works with a lot of towns smaller than us, but they recently went to the state capital and they made a bunch of recommendations to the state to help them address the fact that we're so dependent on property taxes to fund education. So what they asked is that the state fully fund the education cost-sharing grant over time, assist the towns and cities in meeting the special education needs, adjust the minimum budget requirement to allow towns to successfully reduce costs and to address concerns regarding education mandates that drive up the cost of education. I'd love to work with the town to say we need to drive that message home with our legislators and see if we can't change the way education financing happens in this state. Burke mentioned revenue and the revenue that we get from the state. The education cost-sharing, if it was fully funded, we'd be receiving 55 million dollars and we're getting 17 million. If we were fully funded, this would be the easiest budget in the world. We'd be figuring out how to send rebate checks. And we talk about this over and over but how do we make change happen there? I'd like to work with our government liaison committee. I'd love to talk with our legislators, talk with town management and say what do we have to do to come up with an education cost-sharing formula that doesn't penalize West Hartford. You guys have more pull than I do here. But it's just – it baffles me. So again, I really do appreciate all the information that the board presents us. I realize that we don't have any kind of line item control over the education board budget but I just feel like there's a bunch of things that I think we could be doing better. And I think if we work together more, we'd probably find that we could put some of those changes in place; whether it's integrating the IT staff that's overlapping even more that could create future savings. But those are things we have to work on together to get done. I don't know whether everybody's getting the emails that I'm getting but a proposal is out there – a request for proposal right now for a professional management of the Veterans Memorial Rink. And those are the things we have to look at. I'm glad that we're looking at that but the immediate reaction from so many residents was oh no, you can't privatize the rink cause we like it the way it is. And when one party or the other says okay, let's privatize the rink – then one party – oh, look at what they're trying to do. So you're scared to make some of those political-type of recommendations because then it looks like you're the one who doesn't believe in something. If we're gonna move forward with making a change to the rink or some of those other types of things that the town delivers that cost money in terms of employees and salaries and pensions and benefits – not just for today but over the next 20 or 30 years – it's gonna come down to how do we deliver those services without having the employees on our payroll. And I hope that we can work together on that to find a way to make those changes. I hope that the contract negotiations that are coming up with – or in process right now with those 16 bargaining units – ends up with a lot of cost savings. I hope all this great development that's going on in town – that's gonna keep us all here late for a lot of nights in our future. I hope that means a big increase in our grand list cause that's the only thing that helps us is when our grand list grows and our tax base grows. We're challenged in that because we don't have more land. We need to be able to find a way to grow the grand list. It seems like that's happening. I'm hoping that has an effect on our future budgets. And I think that's it for me, too. I thank you all. Thank you for sitting out there and listening to this. Thank you, Julie, from the Courant, who this is her last night covering us and I appreciate all of the hours that you've put in. And thank you, Mayor Slifka, for working with me.

President Slifka: Thank you, Mrs. Hall. I was gonna save for it for the end but Mrs. Hall stole my thunder. We want to congratulate Julie on not just this being her last meeting and escaping this fun, going into the private – well, not the private – going away from journalism, so to speak – but also on her engagement from this weekend. So congratulations. Well, I know it's late and I'm the last to go and I hope you'll indulge me. I just have a few brief words. I've never used a prop before. I wanted to try that.

Councilor Cantor: That's mine.

President Slifka: That's right. You can have that. That's all yours. I try to bring some levity to this. I'll try to be as brief as I can. First, I want to start with the thank you's as everybody else did. First to the manager, Ron, and to the entire finance team which is still here. You're welcome for another – putting you through this again. But to Peter and to Liz, to Barbara – I've had the privilege to work with some shorter term and some for – Liz, I think as long as 13 years. And we are incredibly fortunate to have talent like this in town that isn't just smart but also accessible to each and every one of us. And to echo Denise's remarks to Pat for not just being here tonight but the many things that go beyond being just a corporation counsel that he does for the community. And every one of the directors who service every day but also their work's a little bit more intense with us during this period. We're very pleased with all of their work and proud to have them here. And then I want to thank all my colleagues. Obviously we're here for another long night. You've been to many dozens of committee meetings that nobody sees and nobody knows that you attend. And above all, we have to thank Mrs. Cantor who she joked about making a little thorough presentation earlier tonight but that's the degree to which she invests her time and energy and has unbelievable knowledge of this so that maybe the rest of us don't have to do all of that. So I – since I've had that job in the past, I'm forever in your debt for not having it anymore but I know all of us value it. So thank Mrs. Cantor's husband who was here this evening and he was left out of the otherwise thorough remarks. Thanking him was left out so I will cover that for Shari. And that goes to all of my colleagues but also to Mrs. Hall who – most people don't know that when you're on the council, how many calls you have with people during the day where you're hoping your employers are not otherwise looking for you during that time. And we have those all the time and I appreciate her dedication to that. This is not a fun night ever. And it's not, from those of us that are in the majority and are kind of tasked with having to pass the budget, don't read into it that it's a celebration or voting for it is any statement of any satisfaction. It is, I think, a statement of doing the best that we can under the circumstances and within the context that we have to operate. There's that myth that goes around, especially at political time, that all the democrats, they must love raising taxes and increasing budgets and no. In fact, anybody who's got their right mind knows that's not true. But I'll tell you specifically why it's not true because there's been a few people here tonight who mentioned, either in specific reference or in general, to a resident, or more than one, who has come to us with a particular heart-wrenching story. And that impacts everybody. But I can tell you, from my position, I get ten times those and I have them accumulated over a series of years. And I carry every single one of those with me every time we work on the budget and particularly when I cast that vote, and I have to know that while what we may do is, on balance, very good



for the community, that there's even one person out there for whom it hurts, that is a huge burden to have. And it is on my mind when we do that. So to those who think that it is not, I beg to differ. Now I want to clear up – I have kind of more of a prepared part here but I feel compelled to clear up a few things, factually speaking, tonight just because I like them in the record and I don't want anybody to think that there's an easy fix that we failed to undertake because the reality is we do talk about all these things and we get along, notwithstanding occasional moments here. We do get along very well. And I think the town – to anybody who's paid attention to this whole debate and whether you agree with the vote or not, I think you'd agree that we're blessed to have incredibly smart people serving in this position – we're passionate about this and if you look to other communities, I don't think they're as lucky to have this kind of quality of elected officials. That said, on nights like this, it's easy for things to become mythologized – like oh, well if only they had done this, that would solve all the problems. There was a mention, several times, of a resident who came to us and said she moved here recently and that the taxes had gone up so much in her very brief period of time here she was gonna have to be driven out of town. And Harry and I heard that immediately and just like everyone else has mentioned it, we care a lot about that. Seriously? Did that happen? That doesn't sound – but that doesn't sound right. We know what we've done. So we looked into it and found out that well, the bulk of that increase, almost all of it, wasn't from what we did at the table; it wasn't from the taxes in and of themselves, it was from reevaluation. She bought a property that went up in value incredibly. And as her eval was done, unfortunately, burden was shifted to her that was shifted away from somebody else in the community. So we hear this story that we're driving people out rampantly but yeah, I'm sure the stories are out there. I've met those people and every time I hear that, not just the person who says they're leaving at some point, but the person who says they're not opting in to us, I carry that with me. But the facts do not prove out that there is any mass exodus out of town. And if there were, we wouldn't have record high home prices right now. We wouldn't have a record amount of development that – for those that even remember what we did several hours ago, we can't even schedule enough time for the hearings for the development. There were a few suggestions. Denise, you brought up a few moments ago the health plan administrator. We agree with you. I mean, lest anybody think this is something where one party said no and the other party said yes. We completely agree but we work in the context where that's something that had to be collectively bargained. We can't bring it up this year. We will bring it up the next time but we can do it by fiat. The Everbridge system. My understanding is we agree with you because it's being implemented next year. So that's not something we left off the table. It's actually been implemented and it'll find us savings. And I thank Tom and Bruce who – I'm sorry, I meant to thank you guys at the beginning for your work – not just on that but for giving us a budget that doesn't have a higher increase because you've so engrained in the board the fiscal discipline that we feel we've had at the council. And that has to – absolutely has to be acknowledged. I want to try and mention something that wasn't really covered tonight and it is that – first, I want to mention the balance. It's funny. You think you're gonna learn new things through these processes and there's revelations on budget night and all that and there really isn't. We know that. And what I come back to is that where we are is exactly where Ron – not in terms of numbers but in philosophy – where Ron mentioned in his very introduction of this budget some weeks ago which is his theme was balance. And what we try to do is we

balance the community needs and desires and its ability to pay. We're working within a very difficult climate. And I think somehow, as Harry illustrated fantastically, that there's a belief that the town government operates in a vacuum that is completely unaffected by any other economic variable. And that we should have the power to keep every cost down when no one else can do the same. If you look at it from a business sense, we run a 250-million-dollar-plus business and its job is to keep people safe and educate children at the highest levels. While keeping the costs down, we have to establish our salaries and benefits through collective bargaining and not like any of our private employers who just do whatever we want to do, and impacted by utility costs and other things that impact everybody at home and every business. And I'm glad Mrs. Hall mentioned this a moment ago because I couldn't believe we'd gotten through seven speakers and nobody said it. We operate with a fundamental financial inequity which is the education cost-sharing formula, which short-changes us 37 million dollars this year and multiply that back by some 15 years. And there is complete agreement about the feeling of that and you're right, it's not just that this budget would have been a nonevent, it's that the last 15 would have been a nonevent. And you're right, we would have giving out rebates or we'd be – the pension problem wouldn't be a discussion point either. And so that is – but that's a fact and we are – I do want to recognize Senator Bye for – she – part of our reductions tonight are from the increased revenue we'll get from her adding to that. Is it modest compared to what we were supposed to get? Absolutely but she'd be the first to point that out and tell you it's only a first step and she's hoping that it's gonna to become much, much more. I wanted to illustrate for a moment that the – how does this balance actually come into play? What does that mean? Does that mean you simply say well, we're too afraid to make these decisions so we just don't and you default to let's keep it all the same, keep it maintenance and we'll just pay more. No. But how do you get to that point? Chris raised a very good sort of proposition at the beginning of if it's maintenance, why does the cost go up? Well, here's part of it. A few examples. We just – here's what we go through, not just in the committee process but on the members of the council every day. And these are in no particular order. The – so okay, one area we think that's new and we're in agreement on where we could save money is on the operation of the rink. So we asked the manager to put out an RFP for the management, follow what we're doing at Rockledge, what we've done at Cornerstone Pool. Nothing new and novel. Just extending it – something very successful – to other practices we have in town. We do that and what's the first thing that happens? A number of residents, who I'm not gonna say are thrilled with their taxes and say just spend whatever, come out and say no, don't do that. We don't want you to save the money cause we prefer that it is the way that it is. Does that mean we're not gonna make that action? We're not there yet but it is something that we have to factor in is that a lot of these good ideas, somebody comes in – a big group of people come in and say they don't like it. There has been discussion in our committees about the fund balance. Right? Why don't we use the fund balance and we'll lower the mill rate. Sounds interesting. Right? Thought of that myself. Why don't we do that? Cause we made the determination that it will send our triple-A rating into the tank and we will lose that. What happens with that? You lose the triple-A rating, you pay higher interest rates and overall, your economic picture gets gloomier. So do we weigh those things? We absolute do. And we decided that the cost was worse than the cure. The board. A number of years ago, there was a myth, true or not – I mean a myth isn't true so I realize – it is

late. But a rumor, true or not, that at the end of the year, the board of ed would have money left over and would say on the last day of school, there'd be this call that would go out from Tom's predecessor and say spend everything! Spend it down so on the last day, everything comes in down to the penny. And I remember going back years and years and years and working with Leon and Harry on this when he was on the school board. And we said is this true? Cause if it is, that's really bad and that doesn't make anybody look good. Well, whatever it was, since – for the last five years, the schools have returned a surplus to the town. And that's – to their credit, it was an earth-shattering thing when it started. Now we almost forget to mention it. Well, now what has happened in this year's discussions, the board returned surpluses. Now they're accused of hoarding money and asking for too much at the beginning. This is what happens with these changes. We talk a lot about the pension. It's Denise's favorite topic so we cede most of the time to her. But what's some things – she said we want to work together more. Well, we'll give you an example – something we have worked together on and implemented. And I give you a lot of credit for it. We adopted a lower discount rate – said we're not getting the rate of return and we need to lower that down and be responsible. Well, you know what's usually left out of that discussion? That increases spending! That increases your taxes because that means we have to put more money into the plan itself because it's not growing. And if it's not offset by a cut someplace else, usually to your service, then while being responsible and agreeing completely that's what we needed to do, we just increased spending which is not what we wanted to do. And so there is a cost. And the last thing I'll say on that is the police overtime. Now, the figure that jumps out, you say where is it or why is it there? Well, in just the last year, in your neighborhood, Mr. Doar, in particular, we had – and we have one today – rash of burglaries. Hits a particular part of town, what does this town do? What does this town do? Immediately, the police chief targets that and says we're gonna send all the resources that we can into that area. What does that mean? And by and large, they have stopped that crime within a short time. But what happened? What happened to us? There was increased overtime. So we, in order to keep the town safe, respond to its needs – responsively, some costs had to go up. And then the next year, we look at the overtime budget and we say why is it there? Well it's because we needed the police to do their job and to do it at the highest level. These are the things we have to weigh. Everybody knows this and this is what we go through and that's how you end up with something like what's here tonight. One thing that wasn't mentioned yet this evening – maybe in passing – was the healthcare cost issue. Last year, we had a very low increase and a lot of it had to do with the fact we had a great year with healthcare claims. We were otherwise responsible but that was the one variable that kept it in a good place. This year, it wasn't as good. We had a few catastrophic claims that – everybody agrees, it's just random. Nothing you can do to control that. But where would this budget be and where would this whole philosophical discussion be if that number was a lot lower – if that number was a little bit more like last year? This budget would be well under a 2% increase, heading towards about one-and-a-half. And I dare say we probably would have walked out of here holding hands with unanimity two hours ago, three hours ago, all praising each other about how much we love working with each other and all that stuff. Although we do and we'll say that anyway tonight. But no. We had a couple people have a random medical event and we end up having a fundamental discussion about whether the town is too expensive and we're driving people out. That's just an

element of the budget so let's make sure that it's very clear. I sit in my – everybody likes to relate the stories from their private employment. I sit on the benefits committee of my company, not my company that I own, Mr. Davidoff. I am just a small cog in the machinery. But I sat for three hours while I couldn't call Mrs. Hall back when she asked, or Mrs. Cantor, because I was in a three-hour meeting on the benefits. And what did I have a bunch of people sitting around saying? So we're sitting there with our claims analyst, just like the town brings in. All the people with the big binders that run all the spreadsheets and they said my God, what happened? This catastrophic claim thing is so much more than last year. I don't understand. Well, we had two women with problem pregnancies and somebody with severe cancer and experimental drugs and all this. And the numbers were almost identical to the town and the story was identical to the town. And that was for a private employer with nonunionized employees and who can just change the plan by fiat. This is where we get impacted by what goes on in the private sector. It was the same story and but for those things, we'd be having a much different discussion tonight I suspect. Sort of wrapping up, I found an article in the news from a local paper that was just a – within the last ten days. And it said – I'll just summarize from it here. It had a tax increase of nearly percent – it was talking about a municipality – tax increase of nearly 3% would come from about 8.4 million in additional spending, including for the city school system, pension costs, capital improvements, and contractual obligations. A bunch of the increase would help for paying for a new middle school. A quote from a political leader there "The proposed budget is about the best that can be done in the current climate." And the budget is roughly 250 million. Who's – was that an article from the West Hartford Press by Abigail? No. Was it by Julie in the Hartford Courant? No, it was not. That was from the Danbury News Times and the budget proposed was by a man named Mark Boughton who is the mayor of Danbury, who's a republican, who was the nominee of your party for lieutenant governor four years ago, and is currently running for governor on this record. Why do I say that? Not to put blame on you guys to say it's the same context. That's a guy who I bet shares your philosophy and he's ended up with about the same result – that he's got the exact same problems and he's working in the exact same context. And I know him a little bit and I know he's a sensible guy. And I think that's how you end up at that point. I gotta jump over to Charter Oak just for a second, Denise, cause you brought up the school efficiency thing. Because I feel like some of the opposition to this tonight is premised on the fact that the board of ed is building a round school, therefore, they're frivolous with money. And I don't agree with that. I can't buy into that and more to the point, this question was raised during the committee process. And we got a – to the efficiency ratio – lest the public be led to believe that the school board is out there building something that's nuts. This, by the way, we all voted for, except for Mr. Barnes cause he wasn't here a year ago. We got a memo from Mr. Van Winkle, April 23<sup>rd</sup>, yesterday. This is about the efficiency rating and I'll quote: "A school building has a much lower efficiency ratio because of the nature of its use and the codes that apply to a school. For example, hallways in school are much wider than an office building because of the nature of the use and the doors that swing out in the hallways and the lockers that line the hallways. In addition, these public spaces are used for the display of the students' work, such as art. In a school that has an interior courtyard, which would include Conard, Northfeldt, Webster Hill, and Whiting Lane, as well as the new Charter Oak, they are required by fire code to have hallways that run from the courtyard to the exterior of the building

in multiple places.” He goes on but I don’t want a myth to start tonight that the school board which has worked so hard is not watching its money because they’re building a round school that, in and of itself, is inefficient when it is not. So I’ll close with this. When I think about what to do tonight, I think we should do this every night. We acknowledge a few things. West Hartford’s expensive. We’re not gonna argue about that. And there’s a lot of people out there who are hurting and we know them individually or we’ve gotten an email from them or run into them when you knocked on the door, and it hurts when you can’t fix ‘em cause we got a system that doesn’t allow us to address for individual problems like that. It’s awfully difficult. So we do the best that we can. And I think we should ask five questions when we go to make our vote. Do we keep you safe? Do you get value for your home? Do we educate your kids? Do we create an environment for economic growth? And fifth, do we leave a responsible legacy? Do we keep you safe? Yes. We’ve got the best police department by far in the State of Connecticut and the best fire department. And we’re seeing evidence today about how hard they work and how successful they are in addressing what crime we have. They keep most of it out but what does come in, how quickly they get on it. And similarly, we had a story of a resident this week pulled out of a burning fire and saved. And great to have that happen – horrible to have happen, great, though – appropriate to have it happen when we can talk about the fire department on a night like this. Do we get value for your home? We mentioned earlier that we have record home prices right now but my favorite figure is actually one Harry found a couple weeks back which is some people who like to counter that say well, it doesn’t count the taxes. And as we all know, it’s tough to compare taxes from one municipality to the other cause they all have different mill rates and they’re all based on reevaluations done at different times. It’s a lot of apples to oranges. But Harry found a study that equalized the mill rates and then measured the home values based on that. And we found out – I’m doing this off the top of my head so I hope I got it right, Harry – that we had the ninth best home value as a result in the State of Connecticut. And the first eight on the list were all the gold coast towns in Fairfield County. And as you got down – it wasn’t until you got down to about 15, 16, 17 so that there was even another community in greater Hartford. I think that’s a fabulous statistic. Are we educating your kids? Today, in the news, Hall and Conard, 5 and 11, in the best high schools in the state and more to the point, we’re the only community that has two high schools that end up on that list. Do we create an environment for economic growth? It’s a fact we’ve got – it’s not a disputable thing – it’s a fact we’ve got record development going on in town right now – so much so that it’s wearing us out. And last, and maybe most importantly, are we leaving a responsible legacy? This is a budget that although it does contain very significant costs as a result, is one that recognizes that, as we all agree, we have to maintain our long-term liabilities. We are not kicking the can down the road. We’re making it easier for somebody down the road – our children, our grandchildren, whoever – but yeah, it is because we’re making it more difficult for ourselves today in doing so. So for all those reasons, I am proud to work with the people that put this budget together and deliver the services every day. I’m proud to work with this group however they might vote this evening. I am proud to be the mayor of this community and I am proud to support this budget and everything that it supports in keeping this town strong. So with that, I don’t know if my colleagues have anything else. But if not, we will proceed to the roll call vote which, as we

discussed at the beginning, it's five separate votes that comprise the budget. I'll turn that over to Ms. Labrot.

Ms. Labrot: So starting with...

President Slifka: Sorry, no. Actually I apologize. Shari has to move each five – each one of the five.

**ITEM #11: ORDINANCE DEAUTHORIZING \$817,000 FOR PROJECTS ORIGINALLY AUTHORIZED IN THE CAPITAL IMPROVEMENT PROGRAM FOR THE FISCAL YEARS 2007-2008, 2011-2012, 2012-2013 AND 2013-2014, APPROPRIATING AND REPURPOSING \$817,000 FOR PROJECTS IN THE CAPITAL IMPROVEMENT PROGRAM FOR THE FISCAL YEAR 2013-2014, DEAUTHORIZING \$500,000 FOR PROJECTS AUTHORIZED IN THE CAPITAL IMPROVEMENT PROGRAM FOR THE FISCAL YEAR 2014-2015, APPROPRIATING \$900,000 FOR PROJECTS IN THE CAPITAL IMPROVEMENT PROGRAM FOR THE FISCAL YEAR 2014-2015, APPROPRIATING \$15,782,000 FOR PROJECTS IN THE CAPITAL IMPROVEMENT PROGRAM FOR THE FISCAL YEAR 2015-2016 AND AUTHORIZING THE ISSUANCE OF BONDS OF THE TOWN IN AN AMOUNT NOT TO EXCEED \$16,182,000 TO FINANCE THE APPROPRIATIONS AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.**

**ADOPTED, VOTE 9-0**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEST HARTFORD:**

Section 1. The sum of \$817,000, previously appropriated to meet the estimated costs of various school improvement projects contained in the Town's Capital Improvement Program for the fiscal years 2007-2008, 2011-2012, 2012-2013 and 2013-2014 is hereby deauthorized as follows:

<u>School Projects</u>	
Window Replacement FY 2007-2008	\$ (67,000)
Window Replacement FY 2011-2012	(250,000)
Window Replacement FY 2012-2013	(250,000)
Window Replacement FY 2013-2014	<u>(250,000)</u>
School Total	\$ (817,000)
 Total	 \$ <u>(817,000)</u>

Section 2. The sum of \$817,000 is hereby appropriated and repurposed to meet the estimated costs of various school improvement projects contained in the Town's Capital Improvement

Program for the fiscal year 2013-2014, as follows, said appropriations to be inclusive of administrative, legal, financing and costs of issuance related thereto, and any and all State grants-in-aid of the school projects:

<u>School Projects</u>	
Interior School Bldg Imp FY 2013-2014	\$ 817,000
School Total	\$ 817,000
Total	\$ 817,000

Section 3. The sum of \$500,000, previously appropriated to meet the estimated costs of various town and school improvement projects contained in the Town's Capital Improvement Program for the fiscal year 2014-2015, is hereby deauthorized as follows:

<u>2014-2015</u>	
<u>Town Projects</u>	
Storm Water Management	\$ (250,000)
Town Total	\$ (250,000)
<u>School Projects</u>	
Window Replacement	\$ (250,000)
School Total	\$ (250,000)
Total	\$ (500,000)

Section 4. The sum of \$900,000 is hereby appropriated to meet the estimated costs of various town and school improvement projects contained in the Town's Capital Improvement Program for the fiscal year 2014-2015, as follows, said appropriations to be inclusive of administrative, legal, financing and costs of issuance related thereto, and any and all State grants-in-aid of the school projects:

<u>Town Projects</u>		<u>2014-2015</u>
Communications Infrastructure	\$	500,000
Pedestrian & Bicycle Management		50,000
Town Total	\$	550,000
<u>School Projects</u>		
School Security	\$	350,000
School Total	\$	350,000
Total	\$	900,000

Section 5. The sum of \$15,782,000 is hereby appropriated to meet the estimated costs of various town and school improvement projects contained in the Town's Capital Improvement Program for the fiscal year 2015-2016, as follows, said appropriations to be inclusive of administrative,



legal, financing and costs of issuance related thereto, and any and all State grants-in-aid of the school projects:

<u>Town Projects</u>	<u>2015-2016</u>
Arterial Street Reconstruction	\$ 1,360,000
Communications Infrastructure	500,000
Energy Conservation	100,000
Financial Management System	500,000
Neighborhood Street Reconstruction	1,487,000
Pedestrian & Bicycle Management	402,000
Pools – Eisenhower	200,000
Public Works Rolling Stock	615,000
Radio System Replacement	4,000,000
Storm Water Management	590,000
Street Resurfacing	606,000
Town Building Improvements	1,427,000
Traffic System Management	<u>200,000</u>
Town Total	\$ 11,987,000
<u>School Projects</u>	
Asbestos Removal	\$ 225,000
Exterior School Building	1,100,000
Improvements	
Heating & Ventilation Systems	800,000
Interior School Building Improvements	620,000
Security Improvements	350,000
Site & Athletic Field Improvements	500,000
Stage & Auditorium Renovations	<u>200,000</u>
School Total	\$ 3,795,000
 Total	 <u>\$ 15,782,000</u>
 Grand Total	 <u>\$ 16,182,000</u>

Section 6. To meet said appropriations and in lieu of a tax therefor, bonds, notes or temporary notes of the Town shall be issued pursuant to Chapter VII of the Town's Charter and Chapter 109 of the General Statutes of Connecticut, as amended, or any other provision of law thereto enabling, in an amount not to exceed \$16,182,000, or so much thereof as shall be necessary after deducting grants or other sources of funds available for such purpose.

Section 7. The bonds shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of Connecticut, as amended. Said bonds may be issued in one or more series and the amount of bonds of each series to be issued shall be fixed by the Town Manager and the Director of Financial Services in the amount necessary to meet the Town's share of the



cost of the projects determined after considering the estimated amounts of the State grants-in-aid for the school projects, or the actual amounts thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the costs of issuance for such bonds. The bonds shall be in the denomination of \$5,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signature of the Town Manager and the manual signature of the Director of Financial Services, bear the Town seal or a facsimile thereof, be certified by and be made payable at a bank or trust company, which bank or trust company may also be designated the registrar and transfer agent, and be approved as to their legality by nationally recognized bond counsel. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the certifying, registrar and transfer agent and paying agent, the date, time of issue and sale and other terms, details and particulars of such bonds, including the approval of the rate or rates of interests, shall be determined by the Town Manager and the Director of Financial Services.

Section 8. The bonds shall be sold by the Town Manager and Director of Financial Services in a competitive offering or by negotiation, in their discretion. If sold in a competitive offering, the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town.

Section 9. The Town Manager and Director of Financial Services are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be executed in the name and on behalf of the Town by the facsimile or manual signature of the Town Manager and the manual signature of the Director of Financial Services, bear the Town seal or a facsimile thereof, be certified by and be payable at a bank or trust company, which bank or trust company may also be designated the registrar and transfer agent, and be approved as to their legality by nationally recognized bond counsel. The notes shall be issued with maturity dates which comply with the provisions of the General Statutes of Connecticut, as amended, governing the issuance of such notes. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the projects included in Sections 2, 4 and 5. Upon the sale of the bonds, the proceeds thereof, to the extent

required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 10. Any of the estimated amounts set forth for projects not required to meet the actual cost of any such project may be transferred by the Town Manager and the Director of Financial Services to meet the actual cost of any other project set forth in Sections 2, 4 or 5 above. The proceeds of any bonds not transferred in accordance herewith may be deposited in the Capital Reserve Account of the Capital and Non-Recurring Expenditure Fund.

Section 11. While it is anticipated that the bonds will qualify as tax-exempt bonds, the Town Manager and the Director of Financial Services are authorized, upon the advice of bond counsel, to issue all or any portion of the bonds as bonds the interest on which is includable in the gross income of the owners thereof for federal income tax purposes, and it is hereby found and determined that the issuance of any such bonds is in the public interest.

Section 12. The Town hereby expresses its official intent under Treasury Regulation Section 1.150-2 of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized for the project; that the Town Manager and Director of Financial Services are authorized to bind the Town pursuant to such representations and agreements as they deem necessary or advisable in order to ensure and maintain the continued exemption from Federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

Section 13. The Town Manager and the Director of Financial Services are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders or noteholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board or any other nationally recognized municipal securities information repositories (the "Repositories") and to provide notices to the Repositories of material events enumerated in Securities and Exchange Commission Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this ordinance. Any agreements or representations to provide information to Repositories made prior hereto are hereby confirmed, ratified and approved.

Councilor Cantor: I move that we adopt.

Councilor Kindall: Second.

President Slifka: Motion's made and seconded. A roll call, please, Ms. Labrot.

Councilor Barnes: Excuse me, Mr. Mayor.

President Slifka: Go ahead, Mr. Barnes.

Councilor Barnes: Could I ask a question about #11? Just a point of clarification?

President Slifka: Yeah. We can't debate it cause we did the discussion but yes, you can ask a point of order. Mr. Alair, I assume it's okay for the manager to reply? No? Yes? You guys are looking at each other.

Mr. Alair: Well I'm not sure what the question is.

President Slifka: Why don't we have him pose the question?

Councilor Barnes: Thank you. For item #11 that was just read into the record, is the – this ordinance, is it just repurposing money that had previously been allocated or is it new money that we're talking about?

Mr. Van Winkle: The number that you're looking at, the 817, is money that was appropriated in the past for window improvements that being repurposed for safety improvements at the school.

Councilor Barnes: Thank you.

President Slifka: Okay, back to the roll call.

Councilors Barnes, Cantor, Captain, Casperson, Davidoff, Doar, Hall, Kindall and Slifka voted YES.

Ms. Labrot: It's approved.

President Slifka: #12, Mrs. Cantor?

**ITEM #12: ORDINANCE CONCERNING APPROPRIATIONS FOR THE FISCAL  
YEAR BEGINNING JULY 1, 2014**

**(See Attachment C)**

**ADOPTED, VOTE 6-3**

Councilor Cantor: I move that we adopt.

Councilor Kindall: Second.

President Slifka: Motion's made and seconded. A roll call, please, Ms. Labrot.

Councilors Cantor, Captain, Casperson, Davidoff, Kindall and Slifka voted YES  
Councilors Barnes, Doar and Hall voted NO

Ms. Labrot: It passes.

President Slifka: Okay, #13, Mrs. Cantor?

**ITEM #13: ORDINANCE CONCERNING APPROPRIATIONS TO AND IN THE  
CAPITAL IMPROVEMENT FUND FOR THE FISCAL YEAR BEGINNING JULY 1,  
2014.**

**ADOPTED, VOTE 6-3**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEST  
HARTFORD:**

THAT, the following amounts are hereby appropriated from the Capital and Non-Recurring  
Expenditure Fund to the Capital Improvement Fund for appropriation to the following projects:

<u>Project</u>	<u>Amount</u>
<u>Miscellaneous</u>	
Communications Infrastructure	<u>\$100,000</u>
Total	100,000
 TOTAL	 \$100,000

Councilor Cantor: I move that we adopt.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. Any discussion? Discussion, no, of course not.  
It's getting late.

Councilors Cantor, Captain, Casperson, Davidoff, Kindall and Slifka voted YES  
Councilors Barnes, Doar and Hall voted NO

Ms. Labrot: It's passed.

President Slifka: #14, Mrs. Cantor?

**ITEM #14: RESOLUTION CONCERNING TAX LEVY ON THE LIST OF OCTOBER 1, 2013.**

**ADOPTED, VOTE 6-3**

**BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEST HARTFORD:**

THAT, on the Town Assessment List of October 1, 2013, there be and is hereby granted to be levied upon the ratable estate of the Town of West Hartford, of the inhabitants of said Town and of all others liable to pay taxes therein, including all estate situated or taxable within territory added to the limits of the Town by any acts or resolutions of the General Assembly heretofore passed, a tax of thirty-seven and thirty-seven hundredths (37.37) mills on the dollar. Said taxes shall become due on July first, two thousand fourteen (July 1, 2014) and payable on said date in whole or in equal semi-annual installments from that date, namely: July first, two thousand fourteen (July 1, 2014), and January first, two thousand fifteen (January 1, 2015) except that any tax of less than fifty (\$50) dollars and, any tax on motor vehicles shall be due and payable in full on the first business day of July, two thousand fourteen (July 1, 2014). If any installment of such tax shall not be paid on or before the first day of the month next succeeding that in which it shall be due and payable, the whole or such part of such installment as is unpaid shall thereupon be delinquent and shall be subject to the addition of interest at the rate and in the manner provided for in the General Statutes of the State of Connecticut. Any person may pay the total amount of any such tax for which he is liable at the time when the first installment thereof shall be payable.

Councilor Cantor: I move that we adopt.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. A roll call, please, Ms. Labrot.

Councilors Cantor, Captain, Casperson, Davidoff, Kindall and Slifka voted YES  
Councilors Barnes, Doar and Hall voted NO

Ms. Labrot: It passes.

President Slifka: #15, Mrs. Cantor?

**ITEM #15: RESOLUTION AUTHORIZING YEAR-END BUDGETARY TRANSFERS.**

**ADOPTED, VOTE 7-2**

**WHEREAS**, The Code of the Town of West Hartford Chapter VII Section 7 provides that upon request of the Town Manager, but only within the last three months of the fiscal year, the Town

Council may by resolution transfer any unencumbered appropriation, balance or portion thereof from one department, commission, board or office to another, and

**WHEREAS**, to allow the orderly balancing and closing of budgetary accounts for the fiscal year ending June 30, 2014, the Town Manager hereby makes this request to the Town Council,

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEST HARTFORD**, that the Director of Financial Services is hereby authorized to certify such transfers as may be necessary but not to exceed the total adopted and amended fiscal year 2013-2014 appropriations, and

**BE IT FURTHER RESOLVED**, that the Town Manager or his designee is hereby authorized to approve such transfers, and

**BE IT FURTHER RESOLVED**, that no transfer shall be made from any appropriation for debt service or other statutory charges for such balancing and closing purposes.

Councilor Cantor: I move that we adopt.

Councilor Kindall: Second.

President Slifka: Motion is made and seconded. Roll call, please, Ms. Labrot.

Councilors Cantor, Captain, Casperson, Davidoff, Doar, Kindall and Slifka voted YES  
Councilors Barnes and Hall voted NO.

President Slifka: Yes. That's it. Okay. Anybody have any other fiscal items they'd like to bring up? Keep going? Alright. You've had enough? Okay, executive session and you never said anything, Pat, but I assume there is no need.

Mr. Alair: I wouldn't dare.

President Slifka: Okay. Then because we have no consent calendar tonight, we actually have to move #17, Mrs. Cantor.

**ITEM #17: FROM TOWN PLANNING AND ZONING COMMISSION RE: PROGRAM FOR CAPITAL IMPROVEMENTS - 2015-2026 - RECOMMENDING APPROVAL**

**RECEIVED**

Councilor Cantor: From town planning and zoning commission program for capital improvements '15-'26 recommending approval.

President Slifka: That we received.

Councilor Cantor: That we received.

Councilor Kindall: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Again, Julie, congratulations and goodbye.  
And with that I'd like to entertain a motion to adjourn.

**ITEM #18: ADJOURNMENT**

Councilor Cantor: So moved.

Councilor Kindall: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. We're adjourned.

Meeting Adjourned at 11:26 p.m.



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Essie S. Labrot  
Town Clerk/Council Clerk

ESL/kc

**APPROVED AT MAY 29, 2014, TOWN COUNCIL MEETING**



ALTER  
PEARSON, LLC  
ATTORNEYS AT LAW

Robin Messier Pearson  
rpearson@alterpearson.com

ATTACHMENT A  
RECEIVED

2014 APR 22 PM 12:04

*Essie S. Labrot*  
ESSIE S. LABROT  
W. HARTFORD TOWN CLERK

Town Council Meeting  
April 24, 2014  
Agenda No. 10

ITEM NO. 5  
FILE NO. 891

701 Hebron Avenue  
P.O. Box 1530  
Glastonbury, CT 06033

860.652.4020 TELEPHONE  
860.652.4022 FACSIMILE

[Revised Application Letter]  
April 22, 2014

Honorable Members of the West Hartford Town Council  
Town of West Hartford  
Town Hall  
50 South Main Street  
West Hartford, Connecticut 06107

RE: Change of Zone from SDD/BC to CDBH and Special Development District  
Designation for Property Proposed to be Developed as the Delamar Hotel, 1  
Memorial Road, West Hartford, Connecticut

Dear Mayor Slifka and Honorable Members of the Town Council:

Application is hereby filed on behalf of Delamar West Hartford LLC ("Delamar"), the intended lessee for a portion of the property owned by the Town of West Hartford known as 90 Raymond Road, West Hartford, Connecticut ("Property"). Delamar is authorized by the Town of West Hartford to file this application for the Property pursuant to an agreement in the form of a letter of intent between the Town of West Hartford and Delamar, dated December 12, 2012. That agreement accords Delamar the opportunity to pursue land use approvals to develop a hotel on the Property. The Property is located within Special Development District #36 ("SDD #36"), a large special development district comprising other municipally-operated properties in the immediate area. The Town solicited proposals for a hotel developer for the Property in 2012 and Delamar was selected.

With this application, Delamar proposes to develop an area of approximately 118,892 square feet (2.72938 acres) within the Property ("Premises") in order to construct a 111 room hotel with banquet, restaurant and retail amenities including outdoor dining uses on the Premises (the "Hotel"). To do so, Delamar seeks to change the current zoning designation for the Premises from Central Business District ("BC") and SDD #36, to a Central Business District-High Intensive ("CBDH") underlying zoning district within a new, hotel special development district, separate from SDD #36. The rezoned Premises will be known as 1 Memorial Road and will constitute the area to be leased by Delamar from the Town of West Hartford.

Applications for related inland wetland approvals are being submitted concurrently with this application and an application for a special use permit for outdoor dining was filed on April 17, 2014. Pursuant to the terms of the letter of intent with the Town of West Hartford, documents associated with the land transactions necessary for Delamar to proceed with

ALTER  
PEARSON, LLC  
ATTORNEYS AT LAW

Honorable Members of the West Hartford Town Council  
April 22, 2014  
Page 2 of 7

development of the Premises have been submitted by the Town under separate cover for review and action by the Town Council and Town Plan and Zoning Commission ("TPZ").

Through its Town Manager, the Town of West Hartford has consented to the filing of this application as set forth in a letter dated April 16, 2014, attached as Enclosure (a). Delamar acknowledges that by consenting to this application and joining in as an applicant for purposes of compliance with the Zoning Code, the Town of West Hartford is in no manner agreeing on behalf of any agency of the Town to approve this application or to consummate the proposed land transactions necessary for development of the Hotel. The Town is a co-applicant only because the Town owns the fee to the Premises.

A legal description of the boundary of the Premises at 1 Memorial Road for which the change of zone and special development district approval is sought, and a proposed ordinance, are attached as Enclosures (b) and (c), respectively. They are incorporated as part of this application, along with the information contained in Enclosures (a) through (k) noted below ("Application").

Delamar respectfully requests that the Town Council accept this Application and consider undertaking a joint public hearing with the TPZ and the Inland Wetlands and Watercourses Agency ("IWWA"), pursuant to the West Hartford Code of Ordinances ("Code") §177-42D, on this and all other applications relating to the Delamar Hotel development that may be the subject of a public hearing.

### SUMMARY OF APPLICATION

The Town currently owns all of the land contained within the boundaries of SDD #36 which encompasses what is generally understood to be the Town municipal complex. It includes the West Hartford Town Hall and West Hartford Police and Fire Departments. The proposed 111 room Hotel with banquet, restaurant and retail amenities including outdoor dining uses will be located on a 2.72938 acre parcel, the Premises, designated for the south east corner of the intersection of Raymond and Memorial Roads. The majority of the parcel is currently maintained as a lawn area.

The Hotel will be approximately 118,000 square feet in size, on a footprint of approximately 19,400 square feet. The Hotel will be a six-story structure with an accessory pavilion and garden areas. The banquet area, referred to as the "Ballroom" on the plans, will accommodate up to 266 seats and can be partitioned for smaller events. Adjacent pre-function areas are also available for more elaborate events and presentations. The restaurant is able to

ALTER  
PEARSON, LLC  
ATTORNEYS AT LAW

Honorable Members of the West Hartford Town Council  
April 22, 2014  
Page 3 of 7

accommodate approximately 122 seats including a bar and chefs table. In the warmer months, the two outdoor dining areas will provide seating for up to 70 persons in the Garden Dining area and 30 persons in the Raymond Café along Raymond Road. Retail space is reserved off the lobby, with display windows fronting out on the landscaped Hotel entrance courtyard. A spa and meeting rooms are provided on the second floor, and a fitness room and underground parking are proposed for the basement level. Extensive landscaping and garden landscaping structures, including a pergola for alfresco dining on the south side of the Hotel and an outdoor pavilion to the east of the event lawn, are proposed.

The layout of the Hotel and the many amenities proposed are described in detail in the plans and supporting materials submitted as part of this Application, and will be further described by the applicants at the public hearing on the Application.

**INTRODUCTION TO PROPOSAL AND PARTIES:**

The Town accepted and signed a letter of intent to move forward with Delamar as the developer of a hotel for the Property in December of 2012 at the conclusion of a carefully managed RFP process begun earlier in that year.

Delamar West Hartford, LLC is a joint venture of Greenwich Hospitality Corp. of Greenwich, Connecticut which operates a number of hotels in the State, including the Delamar Greenwich Harbor Hotel and the Delamar Southport, and The Matos Group, LLC, a real estate development firm based in East Hartford. The expertise of Greenwich Hospitality Corp. is in developing and operating high-end, boutique, Connecticut hotels. The expertise of the Matos Group is in the field of real estate development in the West Hartford area. The principals of both firms are committed to bringing a classic and elegant boutique hotel to the Town of West Hartford that will reflect the best of West Hartford and all that it has to offer to its residents and to its business community.

Planning for the redevelopment of the Property for a hotel use has been in process for over a year. The Applicants investigated a number of possible development scenarios, meeting informally with the Design Review Advisory Committee ("DRAC"), neighbors and Town staff to create a proposal responsive to comments from those constituent groups. The Applicants believe the proposal before you will truly be a signature development for the Town of West Hartford.

ALTER  
PEARSON, LLC  
ATTORNEYS AT LAW

Honorable Members of the West Hartford Town Council  
April 22, 2014  
Page 4 of 7

**TRAFFIC AND PARKING:**

The enclosed Traffic Impact Study prepared by Langan CT, Inc., and the Delamar Hotel Parking Study by Desman Associates were actually prepared for a larger building program. Therefore, the positive conclusions reached regarding the capacity of area roadways to handle the proposed generation, as well as the ability to serve the parking needs of the Hotel, are conservative given that the scope of the Hotel development has been reduced from 150,000 square feet and 125 rooms, to 117,306 square feet and 111 rooms. The Delamar team will review the results of its analysis at the public hearing on the Application.

**NEIGHBORHOOD CONSIDERATIONS & COMMUNITY OUTREACH:**

Outreach for the Delamar West Hartford began in May, 2013. Shortly thereafter, a website was established to provide general and current information on the project. Residential outreach began with the mailing of 101 letters in July 2013 to the residents of Burr Street, Raymond Road and a section of the Boulevard. The Delamar West Hartford team then began door-knocking at residences on each of those streets for an opportunity to discuss the proposal on a personal basis. The team was able to provide residents with information on the hotel and answer their questions. If residents were not home, a door hanger was left for the occupant that included the Delamar West Hartford website, contact information in case they had any questions, and a rendering of the proposed Hotel. A total of 81 letters were then sent in early September to the residents on Kingswood Road, Bishop Road, and Overlook Boulevard. Door knocking followed for residences on these streets.

Commercial Outreach also began in 2013. Meetings, conversations and introductions have been held with Kingswood Oxford School, The Children's Museum, Hartford Hospital-Blue Back Square, Whole Foods Market, New York Sports, The Counter Burger, Pet Care Veterinary Services, University of Hartford, The Hartford and the West Hartford Chamber of Commerce, Mandell JCC, the Newington Rotary, and Blue Back Square Marketing. The Delamar Team has upcoming meetings scheduled with the Metro Hartford Alliance and Trinity College. The team was able to provide these commercial establishments information on the Delamar, a website on which to follow the progress of the hotel and contact information in case questions arise regarding the Delamar West Hartford planning phase.

Media Outreach has been ongoing. The Delamar West Hartford team has met with reporters from the Hartford Courant, the West Hartford Patch and the West Hartford News. The

Honorable Members of the West Hartford Town Council  
April 22, 2014  
Page 5 of 7

team has been managing the media inquiries throughout the planning phase. The Delamar West Hartford website has been viewed 3,223 times since it went live in June, 2013.

The particulars of the outreach effort will be compiled into a comprehensive report on the effort and submitted under separate cover closer to the scheduled public hearing date, as the effort is ongoing.

**PROPOSED FINDINGS:**

This Application is worthy of approval for the following suggested reasons:

1. The change of the underlying zone for the Premises from Central Business (BC) to Central Business District-High Intensive (CBDH) is appropriate as it will allow for a hotel use, an intensive use with pedestrian amenities at street level which will serve all of West Hartford as well as surrounding communities, and is eminently suitable given its proximity to highway exits, to public parking facilities, and to the Town's central business area, all elements of the CBDH district as described at Section 177-3B.(6) of the Zoning Code.
2. The change of the underlying zone for the Premises from BC to CBDH is appropriate as the standards of Section 177-16.6 have been met, as follows: A. The applicant has demonstrated that adequate parking exists to meet the needs of the Hotel; B. Adequate traffic capacity exists on Raymond Road and on adjacent streets to accommodate the projected traffic generation of the Hotel; and C. Appropriate pedestrian amenities are provided on the Hotel Premises including benches, walkways along Raymond and Memorial Road, and walks into the Hotel Premises.
3. Pursuant to Section 177-44B(2)(a), the rezoning and Hotel development is in harmony with the overall objective of the comprehensive plan. As set forth in Section 177-16.6, areas zoned CBDH have been determined to be physically and economically underutilized from the perspective of a suburban central business area. The Premises is currently undeveloped. While the underlying zone for the Premises is BC, it is adjacent to and directly across from, the CBDH zone that underlies Blue Back Square, an area that has been developed for intensive commercial and residential uses. Approval of this application to rezone the Premises will constitute an appropriate extension of the CBDH zone to further enhance the offerings of the Town's central business area and ensure its continued vitality and the provision of pedestrian amenities.

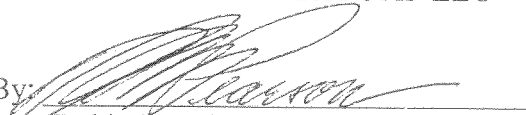
Honorable Members of the West Hartford Town Council  
April 22, 2014  
Page 6 of 7

4. Pursuant to Section 177-44B(2)(b) and Section 177-16.6, the Application is superior to a plan possible under the regular standards of the zoning code as it will allow for a six-story hotel structure to achieve an appropriate level of development for this location given its proximity to Blue Back Square, and has undergone substantial design review and scrutiny.
5. Pursuant to Section 177-44B(2)(c) and 177-44B(3), the Hotel development is in harmony with the actual development of the adjacent Blue Back Square as the Hotel use will support the restaurants and retail stores located in Blue Back Square and will utilize the public parking facilities which in turn will generate revenue for the community as a whole. Further, the total density of development in terms of floor space and land coverage is not greater than that permitted within the CBDH district.

The Proposed Ordinance, application fee and information required pursuant to Section 177-44 of the Zoning Ordinance, are enclosed.

Respectfully submitted,

DELAMAR WEST HARTFORD LLC

By:   
Robin Messier Pearson  
Alter & Pearson, LLC  
Its Attorneys and Authorized Agent

List of Enclosures:

- (a) Letter from Ronald Van Winkle, Town Manager, Town of West Hartford, on behalf of the Town as owner of the Property, consenting to the filing of the Application, dated April 16, 2014;
- (b) Description of Premises;
- (c) Proposed Ordinance;
- (d) Affidavit of Interest;
- (e) Description of Proposed Uses;
- (f) Request to the Director of the West Hartford-Bloomfield Health District dated November 26, 2013, and December 4, 2013 email from James M. Eschert, Principal Engineer The Metropolitan District, responsive to capacity inquiry submitted by

Honorable Members of the West Hartford Town Council  
April 22, 2014  
Page 7 of 7

- Langan Engineering and environmental Services, Inc. on November 26, 2013 (25 copies of each);
- (g) Stormwater Management Report for Proposed Delamar Hotel, prepared for The Matos Group, LLC by Langan CT, Inc., dated March 2014 and Revised April 2014 (13 copies);
  - (h) Traffic and Parking Exhibit. Cover letter To Todd Dumais from John D. Plante, PE, dated March 13, 2014 re: Delamar Hotel Program Revisions, Traffic Impact Study and Parking Study, Langan Project No.:140079201 (23 copies), with the following enclosures:
    - Traffic Impact Study for Proposed Delamar Hotel, prepared for The Matos Group, LLC by Langan CT, Inc., dated November 2013 (23 copies);
    - Technical Appendix to Traffic Impact Study for Proposed Delamar Hotel, prepared for The Matos Group, LLC by Langan CT, Inc., dated November 2013 (3 copies); and
    - Delamar Hotel Parking Study Prepared for The Matos Group, LLC by Desman Associates, Parking Consulting, dated March 2014 (23 copies);
  - (i) Plans entitled: "DELAMAR HOTEL 1 Memorial Road Town of West Hartford, Connecticut Zone Change to SDD/CBHD Designation, Wetlands, and Special Use Permit Outdoor Dining (Submission Date: 04/16/2014) Applicant Delamar West Hartford, LLC, 300 Stamford Place, 2<sup>nd</sup> Floor, Stamford, CT 06902 (203) 289-0120", consisting of 55 sheets including the cover sheet dated 04/16/2014. (7 full-sized and 26 reduced-sized plan sets);
  - (j) Specification Sheets for Lighting prepared by Lumenpulse (25 copies); and
  - (k) Application fee by check made payable to the Town of West Hartford.



(a)

OFFICE OF THE  
TOWN MANAGER

RECEIVED

APR 16 2014

TOWN COUNCIL OFFICE  
West Hartford, CT

April 16, 2014

Town of West Hartford  
50 South Main Street  
West Hartford, CT

Re: 90 Raymond Road/SDD #36 - Municipal Land Use Applications in Connection  
with Proposed Delamar Hotel

Ladies and Gentlemen:

Delamar West Hartford LLC ("Delamar") is involved in discussions with the Town of West Hartford (the "Town") regarding the lease, with option to purchase certain Town-owned property known as 90 Raymond Road in connection with Delamar's proposal to develop a hotel. The property known as 90 Raymond Road is currently incorporated into SDD #36 which generally contains the West Hartford Town Hall and the West Hartford Police/Fire Station. Delamar proposes to separate 90 Raymond Road from SDD #36 and to make that property a separate SDD in conjunction with its hotel development plan. The Town of West Hartford is the owner of the fee to the land at 90 Raymond Road, and hereby authorizes Delamar and any persons or entities to whom Delamar may assign its interests, to submit, on behalf of the Town of West Hartford, any and all land use applications to the various agencies of the Town of West Hartford which may be necessary for the construction of the proposed hotel development at 90 Raymond Road, including, but not limited to, applications for the creation, amendment and approval of one or more special development districts; applications for zone changes, variances, special use permits, special exceptions, wetlands permits, subdivision/resubdivision approvals and lot split approvals, and the Town of West Hartford hereby joins in all such applications.

By granting the above authorization and joining in the applications to be submitted by Delamar, the undersigned in no manner is agreeing on behalf of any agency of the Town of West Hartford to approve the applications or to consummate the requested land transactions. The undersigned executes this consent and joinder for the sole purpose of facilitating the filing of the required applications and complying with the requirements of the ordinances of the Town of West Hartford, but with full reservation of rights to accept or deny any and all requests and applications submitted herewith.




TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2431  
(860) 561-7440 FAX: (860) 561-7429  
<http://www.west-hartford.com>

A photocopy of this authorization shall be considered as effective and valid as the original.

Respectfully submitted,

Town of West Hartford

By:   
Ronald Van Winkle,  
Town Manager, Town of West Hartford

OFFICE OF THE  
TOWN MANAGER

RECEIVED

APR 16 2014

TOWN COUNCIL OFFICE  
West Hartford, CT

April 16, 2014

Town of West Hartford  
50 South Main Street  
West Hartford, CTRe: 90 Raymond Road/SDD #36 - Municipal Land Use Applications in Connection  
with Proposed Delamar Hotel

Ladies and Gentlemen:

Delamar West Hartford LLC ("Delamar") is involved in discussions with the Town of West Hartford (the "Town") regarding the lease, with option to purchase certain Town-owned property known as 90 Raymond Road in connection with Delamar's proposal to develop a hotel. The property known as 90 Raymond Road is currently incorporated into SDD #36 which generally contains the West Hartford Town Hall and the West Hartford Police/Fire Station. Delamar proposes to separate 90 Raymond Road from SDD #36 and to make that property a separate SDD in conjunction with its hotel development plan. The Town of West Hartford is the owner of the fee to the land at 90 Raymond Road, and hereby authorizes Delamar and any persons or entities to whom Delamar may assign its interests, to submit, on behalf of the Town of West Hartford, any and all land use applications to the various agencies of the Town of West Hartford which may be necessary for the construction of the proposed hotel development at 90 Raymond Road, including, but not limited to, applications for the creation, amendment and approval of one or more special development districts; applications for zone changes, variances, special use permits, special exceptions, wetlands permits, subdivision/resubdivision approvals and lot split approvals, and the Town of West Hartford hereby joins in all such applications.

By granting the above authorization and joining in the applications to be submitted by Delamar, the undersigned in no manner is agreeing on behalf of any agency of the Town of West Hartford to approve the applications or to consummate the requested land transactions. The undersigned executes this consent and joinder for the sole purpose of facilitating the filing of the required applications and complying with the requirements of the ordinances of the Town of West Hartford, but with full reservation of rights to accept or deny any and all requests and applications submitted herewith.

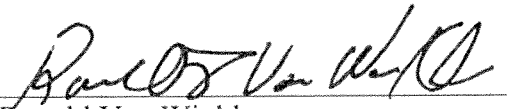


TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2431  
(860) 561-7440 FAX: (860) 561-7429  
<http://www.west-hartford.com>

A photocopy of this authorization shall be considered as effective and valid as the original.

Respectfully submitted,

Town of West Hartford

By:   
Ronald Van Winkle,  
Town Manager, Town of West Hartford

(b)

**Description of Premises**

A certain parcel of land located in the Town of West Hartford, County of Hartford and state of Connecticut, to be known as 1 Memorial Road on sheet ZM-1 of the plan set entitled "DELAMAR HOTEL 1 Memorial Road Town of West Hartford, Connecticut Zone Change to SDD/CBHD Designation, Wetlands, and Special Use Permit Outdoor Dining (Submission Date: 04/16/2014) Applicant Delamar West Hartford, LLC, 300 Stamford Place, 2<sup>nd</sup> Floor, Stamford, CT 06902 (203) 289-0120" which map is on file or to be filed in the West Hartford Town Clerk's Office, and being more particularly bounded and described as follows:

Beginning at the intersection of the easterly side of Raymond Road and the southerly side of Memorial Drive, said point being the northwest corner of herein described parcel;

Thence along a curve, along the southerly side of Memorial Drive, curving to the right, with an arc length of 20.24', a radius of 15.00', an included angle of 77° 18' 13", and a chord length of 18.74' and a bearing of N 30° 21' 13" E to a point of reverse curvature;

Thence along a curve, along the southerly side of Memorial Drive, curving to the left, with an arc length of 171.77', a radius of 280.00', an included angle of 35° 08' 56", and a chord length of 169.09' and a bearing of N 51° 25' 51" E to a point;

Thence N 33° 51' 23" E along the southerly side of Memorial Drive a distance of 47.39' to a point;

Thence N 87° 35' 15" E bounded northerly by land now or formerly of the Town of West Hartford a distance of 58.22' to a point;

Thence S 08° 17' 07" E through land now or formerly of the Town of West Hartford a distance of 526.45' to a point;

Thence S 76° 14' 23" W bounded southerly by land now or formerly of the State of Connecticut a distance of 110.95' to a point;

Thence S 80° 49' 26" W bounded southerly by land now or formerly of Josephine Rovaldi a distance of 137.00' to a point in the easterly side of Raymond Road;

Thence N 08° 17' 07" W along the easterly side of Raymond Road a distance of 410.08' to the point of beginning;

Containing approximately 118,892 Square Feet (2.72938 Acres).

(c)

**An Ordinance Amending an Ordinance Establishing  
Zoning Regulations of the Town of West Hartford**

BE IT ORDAINED BY THE TOWN COUNCIL OF WEST HARTFORD:

That the boundaries and districts shown on the Building Zone Map entitled "Revised Zoning Map, Town of West Hartford, Connecticut", which map is on file in the Town Clerk's Office of the Town of West Hartford, are hereby amended as follows:

The zoning district designation for a portion of 90 Raymond Road to be known as 1 Memorial Road, more particularly described below, is hereby changed from Central Business District ("BC") and SDD #36, to a Central Business District-High Intensive ("CBDH") underlying zoning district within a new, hotel special development district, separate from SDD #36, pursuant to the provisions of §177-44 of the Code of West Hartford, Connecticut, all in accordance with a set of plans entitled: "DELAMAR HOTEL 1 Memorial Road Town of West Hartford, Connecticut Zone Change to SDD/CBHD Designation, Wetlands, and Special Use Permit Outdoor Dining (Submission Date: 04/16/2014) Applicant Delamar West Hartford, LLC, 300 Stamford Place, 2<sup>nd</sup> Floor, Stamford, CT 06902 (203) 289-0120" and consisting of 55 sheets including the cover sheet as they may be amended and approved by the West Hartford Town Council and filed on the West Hartford Land Records, all as effects the land as described below:

Beginning at the intersection of the easterly side of Raymond Road and the southerly side of Memorial Drive, said point being the northwest corner of herein described parcel;

Thence along a curve, along the southerly side of Memorial Drive, curving to the right, with an arc length of 20.24', a radius of 15.00', an included angle of 77° 18' 13", and a chord length of 18.74' and a bearing of N 30° 21' 13" E to a point of reverse curvature;

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Thence S 80° 49' 26" W bounded southerly by land now or formerly of Josephine Rovaldi a distance of 137.00' to a point in the easterly side of Raymond Road;

Thence N 08° 17' 07" W along the easterly side of Raymond Road a distance of 410.08' to the point of beginning;

Containing approximately 118,892 Square Feet (2.72938 Acres).

(d)

**AFFIDAVIT OF INTEREST**

The undersigned, being duly sworn, hereby deposes and says:

The names and addresses of any person, firm or corporation having a direct or indirect interest in a personal or financial sense in the application by Delamar West Hartford LLC to lease and develop an area of approximately 118,892 square feet (2.72938 acres) at 90 Raymond Road at the south east corner of the intersection of Raymond and Memorial Roads ("Premises") in order to construct a 117 room, six-story hotel with banquet, restaurant and retail amenities including outdoor dining areas, which application will require a change in the current zoning designation for the Premises from Central Business District ("BC") and SDD #36, to a Central Business District-High Intensive ("CBDH") underlying zoning district within a new special development district to be known as 1 Memorial Road, are as follows:

1. Town of West Hartford, as owner of 90 Raymond Road and the intended lessor of the Premises to be known as 1 Memorial Road, West Hartford, Connecticut, should the requisite land use approvals in connection with Delamar's proposal to develop a hotel, be approved. The address for the Town of West Hartford is Town of West Hartford, 50 South Main Street, West Hartford, Connecticut.
2. Delamar West Hartford LLC, as proposed lessee under an intended lease with the Town of West Hartford for the Premises, and as developer of a hotel on the Premises. Delamar West Hartford LLC is a Connecticut limited liability company with an address c/o The Matos Group, LLC, 367 Silver Lane, East Hartford, Connecticut, 06118. The two managing members are The Matos Group, LLC and Greenwich Hospitality Corp. The address for Greenwich Hospitality Corp. is 300 First Stamford Place, 2nd Floor, Stamford, CT 06902.

Further your affiant sayeth not.

Executed this 16th day of April, 2014.

**DELAMAR WEST HARTFORD  
LLC**, a Connecticut limited liability  
company

By:   
Name: Daniel S. *MATOS*  
Title: Manager and Member

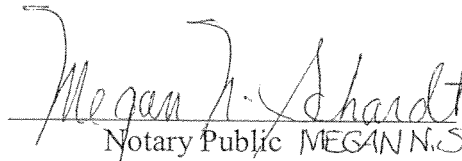
STATE OF CONNECTICUT                    )  
  ) SS: Glastonbury



COUNTY OF HARTFORD )

**THE** undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Daniel S. Matos, personally known to me to be a managing member of Delamar West Hartford LLC, appeared before me this day in person and acknowledged under oath that as such, he signed and delivered the said instrument pursuant to authority duly given to him by said limited liability company.

**GIVEN** under my hand and seal this 16<sup>th</sup> day of April, 2014.

  
Notary Public MEGAN N. SCHARDT

My commission expires 7-31-2015



(e)

**DESCRIPTION OF PROPOSED USES**

This application seeks to amend Special Development District #36 located at 90 Raymond Road, West Hartford, Connecticut ("SDD #36") to separate out a parcel of land to be rezoned from SDD/BC to SDD/CBDH and to be known as 1 Memorial Road for development as a 111 room hotel with accessory banquet, restaurant and retail amenities including outdoor dining uses.

No unusual noise, vibration radiation, odor or dust, smoke, gas fumes, or other atmospheric pollution is expected to be produced from the operation and maintenance of the Hotel and related amenities. The Hotel will be compatible with the other large scale residential and commercial developments in the immediate area and well buffered from the single family development to the south on Raymond Road.

# LANGAN

(f)

RECEIVED

APR 16 2014

TOWN COUNCIL OFFICE  
West Hartford, CT

26 November 2013

Town Council Meeting  
April 24, 2014  
Needs Excellence  
Practical Experience  
Client Responsiveness

Mr. Steve Huleatt  
Director of Health  
West Hartford-Bloomfield Health District  
693-C Bloomfield Avenue  
Bloomfield, CT 06002

**RE: Delamar Hotel Domestic Water & Sewer Demands  
Proposed Delamar Hotel  
37 Memorial Road- West Hartford, CT  
Langan Project No.: 140079201**

Dear Mr. Huleatt:

On behalf of our client Langan Engineering & Environmental Services, Inc (Langan) is currently in the process of preparing final review drawings for the above referenced project and will be submitting an application to the Town of West Hartford for municipal approvals. As a requirement of the town approval process, we are requesting a sign-off letter from the West Hartford-Bloomfield Health District.

The anticipated domestic water use for the proposed hotel is approximately 29,000 gallons per day.

All wastewater is to be collected and treated by the municipal sanitary sewer system. Draft copies of the Utility Plan, as well as a copy of the USGS map showing the property location have been included for your reference.

Anything your office can do to expedite the requested sign-off would be greatly appreciated. If you have any questions or require additional information, please don't hesitate to contact me at either 203.562.5771 or [nkirschner@langan.com](mailto:nkirschner@langan.com).

Sincerely,  
**Langan Engineering and Environmental Services, Inc.**



Nathan L. Kirschner, CPESC  
Project Engineer

Enclosures

cc: Kyle Bogardus

R:\data2\140079201\Office Data\Correspondence\Will Serves\WH Bloomfield Health District.docx



**Nathan Kirschner**

ATTACHMENT A

---

**From:** Eschert, James <jeschert@themdc.com>  
**Sent:** Wednesday, December 04, 2013 1:16 PM  
**To:** Nathan Kirschner  
**Cc:** Manning, Mary; Brezeale, Brandon; Eschert, James  
**Subject:** Delamar Hotel, West Hartford  
**Attachments:** Availability Capacity Analysis Process revised SEPTEMBER 2013 pdf.pdf

Nathan –

Your recent letter addressed to Jennifer Ottalagana regarding the Delamar Hotel has been referred to me.

Please find attached an explanation of our current Availability & Capacity Analysis process.

Upon receipt of your request for an analysis and submittal of the required information, the process will begin.

Please review and contact me with any questions.

Jim

James M. Eschert, P. E.  
Principal Engineer  
The Metropolitan District  
555 Main Street, PO Box 800  
Hartford, Connecticut 06142  
(p) 860-278-7850 x3742  
(c) 860-209-5187  
[jeschert@themdc.com](mailto:jeschert@themdc.com)

ALTER  
PEARSON, LLC  
ATTORNEYS AT LAW

ATTACHMENT B

ITEM NO. 8  
FILE NO. 971

Robin Messier Pearson  
rpearson@alterpearson.com

April 16, 2014

Honorable Members of the West Hartford Town Council  
Town of West Hartford  
Town Hall  
50 South Main Street  
West Hartford, Connecticut 06107

2014.04.15 11:00 AM  
601 Hebron Avenue  
P.O. Box 1530  
Glastonbury, CT 06033  
860.652.4020 TELEPHONE  
860.652.4022 FACSIMILE

RE:

**Application of Steele Road, LLC to Amend Special Development District #33 (243, 253-275 Steele Road and 2021 Albany Avenue) to Separate 243 Steele Road from SDD #33 to Construct a 200 Unit Multifamily Development with Pool and Clubhouse at 243 Steele Road Within a New SDD.**

Dear Mayor Slifka and Honorable Members of the Town Council:

Application is hereby filed on behalf of Steele Road, LLC ("Applicant"), the contract purchaser under an agreement with Mercyknoll, Incorporated, owner of 243 Steele Road West Hartford, Connecticut ("Property") upon which the now vacant Mercyknoll building is situated within special development district #33 encompassing all or portions of properties at 243, 253-275 Steele Road and 2021 Albany Avenue ("SDD #33"). SDD #33 was last amended to approve The Terrace at Mercyknoll on the Property, an age-restricted multifamily development which was never built. The Applicant proposes to amend SDD #33 to separate 243 Steele Road from SDD #33, demolish the vacant Mercyknoll structure, and construct a 200 unit multifamily development with pool and clubhouse at 243 Steele Road within its own special development district.

The Applicant has provided letters from all owners in fee of the land and buildings within SDD #33 indicating their consent to and participation in, the filing and processing of this Application in compliance with Zoning Code § 177-44C(1)(a). They are attached at Enclosure (a). No permanent changes are proposed by this application for the properties that will remain in SDD #33 after the separation out of the 243 Steele Road parcel.

A legal description of the boundary of the proposed special development district area at 243 Steele Road is attached as Enclosure (b) and the proposed ordinance is provided in Enclosure (c). These documents are incorporated as part of this application, along with the information contained in Enclosures (a) through (j) noted below ("Application"). An application to amend the wetlands permit #908 approved for The Terrace at Mercyknoll is being submitted simultaneously with the filing of this Application, to the West Hartford Inland Wetlands and Watercourses Agency.

ALTER  
PEARSON, LLC  
ATTORNEYS AT LAW

West Hartford Town Council  
243 Steele Road  
Amendment to SDD #33  
April 16, 2016

In conformance with Zoning Code § 177-44C(2)(f), please accept this Application and schedule it for a public hearing.

**OVERVIEW:**

The Property has long been a part of the Mercy Community Health campus that consists of three, large-scale complexes on separate parcels of land at the southwest intersection of Steele Road and Albany Avenue. They are the Mercyknoll building at 243 Steele Road, the McAuley Retirement Community at 253-275 Steele Road, and St. Mary Home at 2021 Albany Avenue. The Mercy Community has decided to sell the Property for the development of housing that it believes is compatible with and a complement to both the Mercy Community and the immediate neighborhood. The Mercyknoll building will be demolished.

The proposed development of 200 units will be comprised of 7 buildings including a clubhouse with pool and patio area, creating its own campus with pedestrian connections to the other large scale developments in the neighborhood, including with the University of Saint Joseph to the west. While the underlying RM-MS allows for the highest residential development in West Hartford, including a maximum floor-to-area ratio ("FAR") of 1.25 and building coverage of 40% of the lot, the proposed complex with total square footage of approximately 288,559 square feet will have an FAR of only .42 and lot coverage of 12.7% given the cumulative total building footprint of 85,799 square feet. The site will be extensively landscaped as further described below. The Applicant intends that this will be a highly desirable residential address given the attention to detail and the amenities inside and out to make it attractive to those looking for a rental apartment in West Hartford. Importantly, the proposed complex will be constructed and managed by the Metro Realty Group, LTD which has extensive experience in all types of multifamily housing development for which it has a stellar reputation.

**TRAFFIC AND PARKING CONSIDERATIONS:**

The Applicant has provided a Traffic Impact Study prepared by Fuss & O'Neill ("Study") with this Application at Enclosure (g). The Study finds that the number of new trips to be generated by the proposed development of 200 units will not have a significant impact to [sic] traffic operations within the study area. Specifically, it states that none of the intersections studied will experience a change in level of service with the addition of the trips generated by the proposed residential development. Volume to capacity ratios will have negligible changes between the background and combined conditions post development. Queue increases at the intersections including at the entrance to the complex, will be minimal, averaging less than one



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243 Steele Road  
Amendment to SDD #33  
April 16, 2016

vehicle. Sight lines at the driveway exceed the criteria required by CT DOT for the prevailing speeds on Steele Road, so sufficient sight distance exists to provide safe egress from the site. It is also worthy of note that the Application will provide 306 parking spaces on site, which number constitutes 1.53 spaces per unit, slightly exceeding the required 1.5 spaces per unit.

**DESIGN, LANDSCAPING ELEMENTS AND SIGNAGE:**

The design of the new buildings has evolved over a number of informal meetings with the Town's Design Review Advisory Committee ("DRAC"). It considers and relates to the somewhat institutional vernacular of the large-scale structures in the area but incorporates those elements in a more contemporary manner. The Applicant has been urged to create a unique design employing strong materials for a feeling of permanence and importance, compatible with the University and Mercy Community. The buildings were also designed to respect the single family residential scale on Steele Road by their location significantly back from the street. Consideration of scale and the relationship to the Governors Square neighborhood to the south also resulted in reducing the height of those portions of the buildings closest to that neighborhood.

Four of the six residential structures are located at the western end of site in a pedestrian oriented quadrangle with a connecting walkway system. The walks lead persons to the central gathering space where seating and landscaping invite people to stay and enjoy the area. Significant landscaping and low level walkway lighting between the buildings is provided. Flowering and evergreen trees, flowering shrubs, perennials and annuals are proposed to give the quadrangle its own identity as a place on the site.

To the east of the quadrangle is the clubhouse and pool area with two flanking three-story buildings on either side. The grounds surrounding the pool patio area will be heavily planted with flowering trees, evergreens, flowering shrubs, perennials and annuals. Pool/patio area behind clubhouse will have low level lighting, and a surrounding landscape shrub border. Three barbecue spots and a central landscaped sitting area or island will make this a very attractive amenity for socializing and recreation, further augmented by the decorative pergola with accent lighting at the western end.

The entrance to the complex from Steele Road will feature a boulevard design with a central island planted with flowering purple-plum trees, shrubs, and perennials and annuals in complementary colors. Substantial brick columns with concrete caps, connected by evergreen hedges with walks on either side to connect to the complex to Steele Road, will flank the central

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243 Steele Road  
Amendment to SDD #33  
April 16, 2016

entrance island. The whole effect will be further enhanced by planting beds throughout the entrance area. The monument sign at the entrance will require a waiver of the signage standard but the size is appropriate for the design and scale of the complex. Of note, two decorative concrete paver thresholds will be installed in the driveway on either side of the island of sufficient width and scale to provide a sense of arrival.

The existing established landscaping has been kept along Steele Road to maintain the established street tree plantings to which the neighborhood is accustomed. The street view will be augmented with understory plantings consisting of spruces, flowering trees and various deciduous trees.

Along the south property line, a berm will be constructed for most of its length. It will be planted with 12-14 foot high evergreens in addition to various flowering and deciduous trees to act as a screen to the neighborhood to the south. A walkway will be provided from the western boundary of the site, generally along this southern border, to connect to Steele Road.

The regulated area in the back of the site will continue to function as a detention basin and will be planted with wetland plantings, a wetland and conservation seed mix, and with wetland specific shrubs and trees, all native wetland species.

#### **WATER AND SEWER CONSIDERATIONS:**

The proposed apartment complex will be connected to public water and sewer. Enclosed under Enclosure (f) is a copy of a communication from Brandon Brezeale, PE, Project Engineer, The Metropolitan District, dated February 24, 2014, indicating water and sewer capacity is available for the usage projected by Milone & MacBroom, the Applicant's engineering firm. A follow up letter from Milone & MacBroom, dated April 14, 2014, is also enclosed, asking the Metropolitan District to confirm sewer adequacy for the development based on updated plans. Also provided is a letter from Milone & MacBroom to the Bloomfield West Hartford Health District requesting a letter confirming sewer adequacy pursuant to Section 177-44.C.(2)(e) of the Zoning Code.

#### **OUTREACH EFFORTS :**

Neighborhood outreach efforts have commenced and are being led by Chuck Coursey. Outreach is targeting those neighbors who live on Stratford Road, Steele Road, Trumbull Lane, Buckingham Lane and Albany Avenue, as well as the University of St. Joseph's and the School for Young Children. Neighbors have been invited to two open house meetings on site and will

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West Hartford Town Council  
243 Steele Road  
Amendment to SDD #33  
April 16, 2016

also be contacted directly, on a one-on-one basis. Outreach efforts will also be coordinated with Mercy Community Health (MCH), involving MCH President and CEO William J. Fiocchetta, as needed.

**ENGINEERING AND STORMWATER:**

An Engineering Report dated April 11, 2014, prepared by Milone & MacBroom, Inc., and enclosed as Enclosure (h) sets forth the proposed stormwater management system for the Property. Milone & MacBroom, Inc. opines that by increasing the existing detention basin and modifying the outlet structure, an overall reduction from existing peak flow rates will be expected for all storm events. This reduction will alleviate certain capacity issues in the Town's system as identified in the report. Further, the proposed plan will improve the existing system by including additional water quality features and implementing CTDEEP- required water quality volume.

**FINDINGS:**

The requested amendment to SDD #33 to accommodate the removal of the vacant Mercyknoll building and development of the proposed 200 unit multifamily residential apartment complex with a pool, clubhouse and extensive outdoor, landscaped amenities, is deemed appropriate for the following reasons:

1. The proposed changes as set forth in the Application are in harmony with the overall objectives of the Comprehensive Plan as they will support the continued use of the Property for the type of higher density, multifamily uses specifically authorized within an RM-MS district without overburdening the site, and will remain compatible with the other multifamily uses of an institutional scale within the Mercy Community. In keeping with the goals of the Comprehensive Plan, the proposed new buildings, site improvements and extensive landscaping constitute reinvestment in the Property, will replace a vacant building that is no longer an asset to the neighborhood, and as a result, will benefit the community by repurposing the Property. This proposal clearly results in the continued orderly and beneficial development of the Property and benefits area properties;

2. Because of the extra scrutiny imposed on all the design aspects of the proposed residential complex, the new special development district will continue to be superior in its design to a zoning approval possible under the regular standards of the Town's Zoning

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ATTORNEYS AT LAW

West Hartford Town Council  
243 Steele Road  
Amendment to SDD #33  
April 16, 2016

Code, and the requested changes in the regular standards applicable to signage allowing it to be used as a design element at the entrance to the complex, will benefit the look and use of the Property;

3. The proposed improvements, an attractive apartment complex with substantial landscaping, will clearly be in harmony with the existing development within SDD #33 which includes other large-scale, residential buildings and the landscaping improvements and site design are intended to allow the development to relate favorably to the less dense scale of the single family neighborhoods to the south and east. There will be no deleterious change in the character of the area as a result of this development. There is no reason to believe that it will be detrimental to this status quo or to the permitted development of adjacent residential properties; and finally,

4. The total density of development in terms of floor area and land coverage will not be greater than that permitted in the underlying RM-MS district in which the Property is located.

The Proposed Ordinance, application fee and information required pursuant to Section 177-44 of the Zoning Ordinance, are enclosed.

Respectfully submitted,

STEELE ROAD, LLC,

By: 

Robin Messier Pearson  
Alter & Pearson, LLC  
Its Attorneys and Authorized Agent

List of Enclosures:

- (a) Application letters from Owners of land and buildings included in SDD #33 (Original and 25 copies);
- (b) Description of Premises (SDD #6) (26 copies);
- (c) Proposed Ordinance (26 copies);
- (d) Affidavit of Interest (original and 25 copies);

ALTER  
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ATTORNEYS AT LAW

West Hartford Town Council  
243 Steele Road  
Amendment to SDD #33  
April 16, 2016

- (e) Description of Proposed Uses (26 copies);
- (f) Letter from Brandon Brezeale, PE, Project Engineer, The Metropolitan District (MDC) confirming that there is water and sewer service capacity to serve the proposed development, dated February 24, 2014; Letter request to the Director of the West Hartford Bloomfield Health District dated April 14, 2014, pursuant to Section 177-44.C.(2)(e) seeking sewer capacity finding; and a letter to MDC indicating change in previously approved plans, seeking confirmation of MDC's ability to serve the development. (26 copies);
- (g) Traffic Impact Study, 243 Steele Road Residential Development, West Hartford, Connecticut, dated April 2014, prepared by Fuss & O'Neill, Mark G. Vertucci, PE. PTOE (26 copies);
- (h) Engineering Report dated April 11, 2014, prepared by Milone & MacBroom, Inc. (26 copies);
- (i) Plans entitled: "Amendment to SDD #33 and Wetlands Permit #908, 243 Steele Road, West Hartford, Connecticut Prepared For: Metro Realty group, LTD 6 Executive Drive Suite 1000 Farmington, CT 06032" with date of April 11, 2014 and consisting of nineteen (19) sheets including the title sheet (7 full-sized and 26 reduced plan sets); and
- (j) Application fee by check in the amount of \$21,650.00 made payable to the Town of West Hartford.

RECEIVED

2014 APR 16 PM 2:14 (a)  
Owner's Application Letter Per Code §177-44C(1)(a)

*Eric J. Fiacchetta*  
APR 16 2014  
WEST HARTFORD TOWN CLERK

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APR 16 2014

TOWN COUNCIL OFFICE  
West Hartford, CT

Honorable Members, West Hartford Town Council  
Town of West Hartford  
50 South Main Street  
West Hartford, CT 06107

RE: Application of Steele Road, LLC to Amend Special Development District #33 (243, 253-275 Steele Road and 2021 Albany Avenue) to Separate 243 Steele Road from SDD #33 to Construct a 200 Unit Multifamily Development with Pool and Clubhouse at 243 Steele Road Within a New SDD.

Dear Mayor and Members of the Town Council:

Mercyknoll, Incorporated is the owner in fee of property at 243 Steele Road, West Hartford, Connecticut upon which the now vacant Mercyknoll building is situated within special development district #33 ("SDD #33"). Steele Road, LLC proposes to amend SDD #33 to separate out the Mercyknoll parcel in order to develop a multifamily residential complex with a club house and pool at 243 Steele Road (previously approved for The Terraces at Mercyknoll within SDD #33) and to place 243 Steele Road into its own special development district.

This letter is provided to indicate this owner's consent to and participation in, the filing and processing of said application.

Respectfully submitted,

MERCYKNOLL, INCORPORATED

By:

*William J. Fiacchetta*

William J. Fiacchetta

Its President

Duly authorized

**RECEIVED**

APR 16 2014

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( a )

Owner's Application Letter Per Code §177-44C(1)(a) TOWN COUNCIL OFFICE  
2014 APR 16 PM 2:14 West Hartford, CT

*Essie S. Labrot*  
April 16, 2014  
ESSIE S. LABROT  
WEST HARTFORD TOWN CLERK

Honorable Members, West Hartford Town Council  
Town of West Hartford  
50 South Main Street  
West Hartford, CT 06107

RE: Application of Steele Road, LLC to Amend Special Development District #33 (243, 253-275 Steele Road and 2021 Albany Avenue) to Separate 243 Steele Road from SDD #33 to Construct a 200 Unit Multifamily Development with Pool and Clubhouse at 243 Steele Road Within a New SDD.

Dear Mayor and Members of the Town Council:

St. Mary Home Incorporated is the owner in fee of property at 2021 Albany Avenue, West Hartford, Connecticut upon which certain access drives and parking areas servicing both St. Marys Home and The McAuley Retirement Community are situated within special development district #33 ("SDD"). Steele Road, LLC proposes to amend SDD #33 to separate out the Mercyknoll parcel in order to develop a multifamily residential complex with a club house and pool at 243 Steele Road (previously approved for The Terraces at Mercyknoll within SDD #33) and to place 243 Steele Road into its own special development district.

This letter is provided to indicate this owner's consent to and participation in, the filing and processing of said application.

Respectfully submitted,

ST. MARY HOME INCORPORATED

By:

*William J. Franchetta*

Duly authorized



(a)

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2014 APR 16 PM 2:13

*Essie S. Labrot*  
April 16, 2014  
ESSIE S. LABROT  
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Sisters of  
Mercy



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APR 16 2014

TOWN COUNCIL OFFICE  
West Hartford, CT

Honorable Members, West Hartford Town Council  
Town of West Hartford  
50 South Main Street  
West Hartford, CT 06107

RE: Application of Steele Road, LLC to Amend Special Development District #33 (243, 253-275 Steele Road and 2021 Albany Avenue) to Separate 243 Steele Road from SDD #33 to Construct a 200 Unit Multifamily Development with Pool and Clubhouse at 243 Steele Road Within a New SDD.

Dear Mayor and Members of the Town Council:

Sisters of Mercy of the Americas Northeast Community, Inc., is the owner in fee of property at 253-275 Steele Road, West Hartford, Connecticut upon which the McAuley Retirement Community is situated within special development district #33 ("SDD #33"). Steele Road, LLC proposes to amend SDD #33 to separate out the Mercyknoll parcel in order to develop a multifamily residential complex with a club house and pool at 243 Steele Road (previously approved for The Terraces at Mercyknoll within SDD #33) and to place 243 Steele Road into its own special development district.

This letter is provided to indicate this owner's consent to and participation in, the filing and processing of said application.

Respectfully submitted,

Sisters of Mercy of the Americas Northeast  
Community, Inc

By: *Linda Labrot*  
*President*

Duly authorized

(b)

**Description of Premises**

A certain parcel of land located in the Town of West Hartford, County of Hartford and state of Connecticut, known as 243 Steele Road, and situated on the westerly side of Steele Road as shown on a survey entitled "Existing Conditions Amendment to SDD #33 and Wetlands Permit #908 243 Steele Road, West Hartford, Connecticut Sheet EX" prepared by Milone & MacBroom, Scale: 1" = 50', dated April 11, 2014, which map is on file or to be filed in the West Hartford Town Clerk's Office, and being more particularly bounded and described on **Exhibit (b) Schedule A** attached hereto:

# Exhibit (b), Schedule A

## SCHEDULE A

A certain piece or parcel of land situated on the westerly side of Steele Road in the Town of West Hartford, County of Hartford, and State of Connecticut, more particularly described as follows: Beginning on the west line of Steele Road, said point being five hundred twelve and no one hundredths (512.00) feet north of the intersection of the north line of Aylun and the west line of Steele Road; thence running westerly along said road for a distance of eight hundred eighty-seven and no one hundredths (887.00) feet to a point, said point being the southeast corner of property of St. Joseph College; thence running northerly along the east line of property of St. Joseph College, with an interior angle of  $90^{\circ} - 21' - 15''$ , a distance of nine hundred ninety-five and fifty-one one hundredths (995.51) feet to a point in the south line of property of the Corporation of the Sisters of Mercy of St. Mary's Home for the Aged; thence running easterly in the south line of St. Mary's Home for the Aged, interior angle of  $89^{\circ} - 36' - 43''$ , a distance of eight hundred eighty-seven and no one hundredths (887.00) feet to the west line of Steele Road; thence running southerly along the west line of Steele Road, with an interior angle of  $90^{\circ} - 21' - 15''$ , a distance of nine hundred ninety-five and fifty-one one hundredths (995.51) feet to the point of beginning.

Less

A certain piece or parcel of land shown as Parcel 3A on a map entitled: "Subdivision, Property of Saint Joseph College, Saint Mary's Home Incorporated, Mercyknoll Incorporated, to be conveyed to The Sisters of Mercy of Connecticut Incorporated, dated July 22, 1982, Revised 7/23/82, 7/28/82, 7/30/82 and 8/3/82, Scale as shown, Sheet one of one" certified A-2 by John H. Miller, L.S. (4142). Said parcel is bounded and described as follows:

Beginning at a point in the westerly street line of Steele Road, said point being one thousand three hundred two and fifty-one one hundredths (1,302.51) feet northerly from the point of intersection of the northerly street line of Aylun Avenue with the westerly street line of Steele Road as measured along said westerly street line of Steele Road

thence running north  $74^{\circ} - 20' - 45''$  west a distance of six hundred seventy-five and no one hundredths (675.00) feet to a point;

thence turning and running south  $15^{\circ} - 39' - 15''$  west a distance of one hundred and no one hundredths (100.00) feet to a point;

thence turning and running north  $74^{\circ} - 20' - 45''$  west a distance of two hundred eleven and ninety-eight one hundredths (211.98) feet to a point;

thence turning and running north  $15^{\circ} - 39' - 15''$  east a distance of three hundred ten and forty-eight one hundredths (310.48) feet to a point marked by a monument;

thence turning and running south  $73^{\circ} - 55' - 30''$  east a distance of eight hundred eighty-seven and no one hundredths (887.00) feet to a point marked by a monument set in the westerly street line of Steele Road;

thence turning and running south  $15^{\circ} - 39' - 15''$  west along the westerly street line of Steele Road a distance of two hundred five and no one hundredths (205.00) feet to the point and place of beginning.

(c)

**An Ordinance Amending an Ordinance Establishing  
Zoning Regulations of the Town of West Hartford**

BE IT ORDAINED BY THE TOWN COUNCIL OF WEST HARTFORD:

That the boundaries and districts shown on the Building Zone Map entitled "Revised Zoning Map, Town of West Hartford, Connecticut", which map is on file in the Town Clerk's Office of the Town of West Hartford, are hereby amended as follows:

Special Development District # 33 located at 243, 253-275 Steele Road and 2021 Albany Avenue, West Hartford, Connecticut ("Premises") accommodating McAuley and the approved but unbuilt "The Terrace at Mercyknoll", adopted on July 19, 1983 and subsequently amended on February 14, 1989, July 25, 1989, June 26, 1990, September 10, 1996, April 23, 2008, August 12, 2008, and December 9, 2008 by the West Hartford Town Council or the Town Planner pursuant to the provisions of Section 177-44 of the Code of Town of West Hartford, Connecticut, is hereby amended to separate out the Mercyknoll parcel at 243 Steele Road in order to develop a 200 unit multifamily residential complex with a club house and pool at 243 Steele Road (previously approved for The Terraces at Mercyknoll) and to place 243 Steele Road into its own special development district, in accordance with Plans entitled: "Amendment to SDD #33 and Wetlands Permit #908, 243 Steele Road, West Hartford, Connecticut Prepared For: Metro Realty group, LTD 6 Executive Drive Suite 1000 Farmington, CT 06032" with date of April 11, 2014 and consisting of nineteen (19) sheets including the title sheet as they may be amended and approved by the West Hartford Town Council and filed on the West Hartford Land Records, all as effects the land as described below:

A more particular description of the Premises is attached hereto as Exhibit (c), **Schedule A**.

# Exhibit (c) Schedule A

## SCHEDULE A

A certain piece or parcel of land situated on the westerly side of Steele Road in the Town of West Hartford, County of Hartford, and State of Connecticut, more particularly described as follows:  
Beginning on the west line of Steele Road, said point being five hundred twelve and no one hundredths (512.00) feet north of the intersection of the north line of Asylum and the west line of Steele Road;  
Thence running westerly along land now or formerly of St. Agnes Home, eight hundred eighty-seven and no one hundredths (887.00) feet to a point, said point being the southeast corner of property of St. Joseph College;  
Thence running northerly along the east line of property of St. Joseph College, and fifty-one one hundredths (51.01) feet to a point, said point being the southeast corner of the Sisters of Mercy or St. Mary's Home for the Aged, with an interior angle of  $90^{\circ} - 21' - 15"$ , a distance of nine hundred ninety-five and one hundredths (995.01) feet to a point in the south line of property of the Corporation of the Sisters of Mercy or St. Mary's Home for the Aged, with an interior angle of  $90^{\circ} - 30' - 45"$ , a distance of eight hundred eighty-seven and no one hundredths (887.00) feet to the west line of Steele Road, with an interior angle of  $90^{\circ} - 21' - 15"$ , a distance of nine hundred ninety-five and fifty-one one hundredths (995.51) feet to the point of beginning.

Less

A certain piece or parcel of land shown as Parcel 3A on a map entitled: "Subdivision, Property of Saint Joseph College, Saint Mary Home Incorporated, Mercyknoll Incorporated, to be conveyed to The Sisters of Mercy of Connecticut Incorporated, dated July 22, 1982, Revised 7/23/82, 7/28/82, 7/30/82 and 8/3/82, Scale as shown, Sheet one of one" certified as-2 by John H. Miller, L.S. (4142). Said parcel is bounded and described as follows:

Beginning at a point in the westerly street line of Steele Road, said point being one thousand three hundred two and fifty-one one hundredths (1,302.51) feet northerly from the point of intersection of the northerly street line of Asylum Avenue with the westerly street line of Steele Road as measured along said westerly street line of Steele Road  
thence running north  $74^{\circ} - 20' - 45"$  west a distance of six hundred seventy-five and no one hundredths (675.00) feet to a point;  
thence turning and running south  $15^{\circ} - 39' - 15"$  west a distance of one hundred and no one hundredths (100.00) feet to a point;  
thence turning and running north  $74^{\circ} - 20' - 45"$  west a distance of two hundred eleven and ninety-eight one hundredths (211.98) feet to a point;  
thence turning and running north  $15^{\circ} - 39' - 15"$  east a distance of three hundred ten and forty-eight one hundredths (310.48) feet to a point marked by a merestone;  
thence turning and running south  $73^{\circ} - 59' - 30"$  east a distance of eight hundred eighty-seven and no one hundredths (887.00) feet to a point marked by a merestone set in the westerly street line of Steele Road;  
thence turning and running south  $15^{\circ} - 39' - 15"$  west along the westerly street line of Steele Road a distance of two hundred five and no one hundredths (205.00) feet to the point and place of beginning.

(d)

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AFFIDAVIT OF INTEREST

2014 APR 16 PM 2:14

The undersigned, being duly sworn, hereby deposes and says:

*Ernest L. Sager*

The names and addresses of any person, firm or corporation having a direct or indirect interest in a personal or financial sense in the application by Steele Road, LLC to amend Special Development District #33 located at 243, 253-275 Steele Road and 2021 Albany Avenue, West Hartford, Connecticut ("SDD #33") to separate out the Mercyknoll parcel at 243 Steele Road in order to develop a 200 unit multifamily residential complex with a club house and pool at 243 Steele Road (previously approved for The Terraces at Mercyknoll within SDD #33) and to place 243 Steele Road into its own special development district, are as follows:

1. Steele Road, LLC, as contract purchaser of 243 Steele Road, West Hartford, Connecticut. Steele Road, LLC is a Connecticut limited liability company with a mailing address of c/o The Metro Realty Group, LTD, 6 Executive Dr. Farmington, CT, 06032. The managing member of Steele Road, LLC is Geoffrey W. Sager.
2. The Metro Realty Group, LTD., as developer and operator of the proposed multifamily development, is located at 6 Executive Drive, Suite 100, Farmington, Connecticut 06032. Geoffrey W. Sager is President and Treasurer and Peter R. Dunn is Secretary, both with a business address as above;
3. Mercyknoll Incorporated, as owner and contract seller of 243 Steele Road within SDD #33 on which is located the now unoccupied Mercyknoll structure. Mercyknoll Incorporated is a Connecticut non-stock corporation having an address at 243 Steele Road, West Hartford, Connecticut 06117. Its President and CEO is William J. Fiocchetta with a business address of 2021 Albany Avenue, West Hartford, CT. 06117. Other officers at the same business address are Steven D. Beaulieu, Treasurer, and Maureen Reardon, RSM, Vice President.
4. Sisters of Mercy of the Americas Northeast Community, Inc., as owner of 253-275 Steele Road, West Hartford, Connecticut located within SDD #33 and upon which is situated the McAuley complex. The names and addresses of the officers are Lindora Cabral, RSM, President; Jaqueline Marie Kieslich, RSM, Vice President; and Kathleen Turley, RSM, Treasurer; all with a business address of 15 Highland View Road, Cumberland, RI 02864.
5. McAuley Center, Incorporated, as lessee of 253 Steele Road, is a Connecticut non-stock corporation. McAuley Center, Incorporated has a mailing address of 275 Steele Road, West Hartford, Connecticut 06117. The names and addresses of the officers of McAuley Center, Incorporated are William J. Fiocchetta, President; Steven D. Beaulieu, Treasurer; and Maureen Reardon, RSM, Vice President, all with a business address of 2021 Albany Avenue, West Hartford, CT 06117.


6. St. Mary Home Incorporated, as owner of property at 2021 Albany Avenue, West Hartford, upon which certain access drives and parking areas servicing both St. Mary Home and The McAuley Retirement Community are situated within SDD #33. The names and addresses of the officers of St. Mary Home II Incorporated are William J. Fiocchetta, President; Steven D. Beaulieu, Treasurer & Secretary; and Maureen Reardon, RSM, Vice President, all with a business address of 2021 Albany Avenue, West Hartford, CT 06117.

This information is provided to the best of my knowledge based solely on public information derived in part from the records of the Secretary of the State of Connecticut, and Town of West Hartford Records, upon which I have relied for the accuracy of the information provided in this affidavit.

Further your affiant sayeth not.

Executed this 16th day of April, 2014.

**STEELE ROAD, LLC**

By:   
Name: Geoffrey W. Sager  
Title: Managing Member

STATE OF CONNECTICUT     )  
  ) SS:  
COUNTY OF HARTFORD     )

**THE** undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Geoffrey W. Sager, personally known to me to be the managing member of Steele Road, LLC, appeared before me this day in person and acknowledged under oath that as such, Geoffrey W. Sager signed and delivered the said instrument pursuant to authority duly given to him by said limited liability company.

**GIVEN** under my hand and seal this 16 day of April, 2014.

  
Notary Public

My commission expires 1/31/2015

(e)

**DESCRIPTION OF PROPOSED USES**

This application seeks to amend Special Development District #33 located at 243, 253-275 Steele Road and 2021 Albany Avenue, West Hartford, Connecticut ("SDD #33") to separate out the Mercyknoll parcel at 243 Steele Road in order to develop a 200 unit multifamily residential complex with a club house and pool at 243 Steele Road (previously approved for The Terraces at Mercyknoll within SDD #33) and to place 243 Steele Road into its own special development district. The multifamily use at the proposed density is allowed pursuant to the existing RM-MS underlying zone classification.

No unusual noise, vibration radiation, odor or dust, smoke, gas fumes, or other atmospheric pollution is expected to be produced from the operation and maintenance of the residential complex. The complex will be compatible with other large scale residential facilities in the immediate area and the impacts generated from the use and enjoyment of the residential complex should be comparable.



(9)



February 24, 2014

Thomas J. Daly, P.E.  
Milone & MacBroom  
99 Realty Drive  
Cheshire, CT 06410

Re: Residential Apartment Development  
243 Steele Road  
West Hartford, Connecticut  
Availability and Capacity Analysis

Dear Mr. Daly:

The Metropolitan District ("District") has completed an availability and capacity analysis of our water distribution system for the proposed 243 Steele Road Residential Development in West Hartford. Based on and relying upon the information submitted and our analysis, the District has the capacity and ability to serve your project.

In addition we have completed a review of our wastewater collection system and, based on and relying upon the information provided, we have determined that there is sufficient capacity for the planned development.

Note that per standard District policy, due to possible breaks in the area, pumping stations out of service, etc., the District cannot guarantee flow for fire protection.

This letter provides a determination of availability at this point in time. If there is a substantial delay in application for the required connection permits from MDC Utility Services, further evaluation and review may be needed. If we can be of any further service please let me know.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Brezeale', is written over the signature line.

Brandon Brezeale, P.E.  
Project Engineer

cc: M. Curley, P.E.  
J. Eschert, P.E.  
Utility Services

(f)

ATTACHMENT A

**RECEIVED**

APR 16 2014

TOWN COUNCIL OFFICE  
West Hartford, CT



**MILONE & MACBROOM**

2014 APR 16 PM 2:16

April 14, 2014

Mr. Brandon Brezeale, P.E.  
Project Engineer  
The Metropolitan District  
555 Main Street  
P.O. Box 800  
Hartford, CT 06142

*Essie S. Labrot*  
ESSIE S. LABROT  
W. HARTFORD TOWN CLERK

**RE: Residential Apartment Development  
243 Steele Road  
West Hartford, Connecticut  
MMI #3571-10-3**

Dear Mr. Brezeale:

Thank you for your letter dated February 24, 2014, which confirmed the MDC's capability to serve the above-referenced project with water and sewer. The design has evolved as we have worked with the town commissions. The new design no longer includes a residential subdivision on the south side, and the unit count has increased by 80 units. The new unit mix is 12 studios, 92 one-bedrooms, and 96 two-bedrooms.

The revised estimated domestic water demand/sewage generation is 26,000 gallons per day or a peak demand of 90 gallons per minute (gpm). The buildings have increased to four stories with limited loft space on a fifth floor. The estimated fire demand for the sprinkler system has not changed.

At this time, we are requesting an updated letter stating your ability to serve the development.

If there are any questions, please do not hesitate to contact me either by phone at (203) 271-1773 or by email at [tomd@miloneandmacbroom.com](mailto:tomd@miloneandmacbroom.com).

Very truly yours,

MILONE & MACBROOM, INC.

Thomas J. Daly, P.E., Principal  
Senior Project Manager, Civil Engineering

Enclosure

cc: Geoff Sager - Metro Realty  
Attorney Robin Pearson

3571-10-3-a714-1-1tr

Milone & MacBroom, Inc., 99 Realty Drive, Cheshire, Connecticut 06410 (203) 271-1773 Fax (203) 272-9733  
[www.miloneandmacbroom.com](http://www.miloneandmacbroom.com)

(f)

Town Council Meeting  
April 24, 2014  
Agenda No. 10

**RECEIVED**

**APR 16 2014**

**TOWN COUNCIL OFFICE  
West Hartford, CT**



**MILONE & MACBROOM®**

2014 APR 16 PM 2:14

*Essie S. LaBrot*  
ESSIE S. LABROT  
WEST HARTFORD TOWN CLERK

April 14, 2014

Mr. Steve Huleatt  
Director of Health  
West Hartford-Bloomfield Health District  
580 Cottage Grove Road, Suite 100  
Bloomfield, CT 06002

**RE: Residential Apartment Development  
243 Steele Road  
West Hartford, Connecticut  
MMI #3571-10-3**

Dear Mr. Huleatt:

As part of a special development district approval, the Town of West Hartford requires a written statement of the Director of Health as to the adequacy of any proposed sewage disposal system even though this project will be connected to The Metropolitan District (MDC) sewer. We are requesting a letter from your office to meet this requirement. The parcel will be redeveloped as 200 residential apartments (96 two-bedroom, 92 one-bedroom, and 12 studios). The estimated sewage generation is 26,000 gallons per day (gpd). I have enclosed a survey, site plan, and copy of a letter from the MDC. The MDC letter represents an earlier plan, and we have requested an updated letter.

If there are any questions, please do not hesitate to contact me either by phone at (203) 271-1773 or by email at [tomd@miloneandmacbroom.com](mailto:tomd@miloneandmacbroom.com).

Very truly yours,

MILONE & MACBROOM, INC.

*Thomas J. Daly*

Thomas J. Daly, P.E., Principal  
Senior Project Manager, Civil Engineering

Enclosure

cc: Geoff Sager - Metro Realty  
Attorney Robin Pearson

3571-10-3-a714-4tr

Milone & MacBroom, Inc., 99 Realty Drive, Cheshire, Connecticut 06410 (203) 271-1773 Fax (203) 272-9733  
[www.miloneandmacbroom.com](http://www.miloneandmacbroom.com)

ATTACHMENT C

ORDINANCE CONCERNING APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 2014

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEST HARTFORD:

THAT, from the revenues derived from the property tax levy on the list of October 1, 2013 and other miscellaneous revenues estimated to be received in the fiscal year July 1, 2014 to June 30, 2015 as shown in the revenue section of the budget document, the following are hereby appropriated to the General Fund:

	<u>Personal Services</u>	<u>Non-Personal Expense</u>	<u>Capital Outlay</u>	<u>Sundry Expense</u>	<u>Total</u>
Town Clerk	\$154,379	\$101,450	\$	\$ 9,366	\$265,195
Town Council	102,248	243,631		7,673	353,552
Town Manager	251,830	4,150		15,058	271,038
Corporation Counsel	303,636	136,360		22,250	462,246
Registrar of Voters	212,283	41,775		11,650	265,708
Information Technology	411,320	287,289		33,543	732,152
Financial Services	1,524,795	361,963		114,612	2,001,370
Assessor	556,975	42,304		41,412	640,691
Employee Services	326,700	64,375		24,928	416,003
Fire	9,677,205	743,388		160,058	10,580,651
Police	13,561,714	1,007,530		290,927	14,860,171
Community Services	1,862,659	474,461		144,587	2,481,707
Public Works	3,948,642	6,845,247		363,145	11,157,034
Facilities Services	1,071,312	1,008,545		82,631	2,162,488
Human and Leisure Services	1,759,234	985,727		94,044	2,839,005
Library	2,365,503	654,187		169,753	3,189,443
Education				145,888,757	145,888,757
Debt Service/Capital Financing				13,754,144	13,754,144
Payments to Probate		36,000			36,000
Contingency				875,000	875,000
Radio Maintenance	95,209	282,829		7,284	385,322
Private School Health Services				519,031	519,031
Paramedic Services		315,000			315,000
Revaluation Litigation		25,000			25,000
Health District		485,285			485,285
Private School Transportation				769,484	769,484
Risk Management Contributions				27,157,896	27,157,896
Metropolitan District Commission		7,955,650			7,955,650
<b>TOTALS</b>	<b>\$38,185,644</b>	<b>\$22,102,146</b>	<b>\$</b>	<b>\$190,557,233</b>	<b>\$250,845,023</b>

And further, that allocated debt and sundry overhead expenses appropriated to municipal departments and the school department are not available for discretionary expenditure, but are under the exclusive jurisdiction of the Town Treasurer for the sole purpose of meeting the indicated debt and sundry costs, either as direct budgetary expenditures or as transfers to such funds established in accordance with Chapter 18 Section 37 of the Code of Ordinances.

And further, that from revenues to be derived from other funds as shown in the budget document the following is hereby appropriated:

Separately Appropriated <u>Special Funds</u>	<u>Personal Services</u>	<u>Non-Personal Expense</u>	<u>Capital Outlay</u>	<u>Sundry Expense</u>	<u>Total</u>
Blue Back Square Fund	\$	\$	\$	\$3,921,500	\$3,921,500
Community Development Block Grant Fund	236,972	159,909	52,500	190,334	639,715
CDBG – Housing Rehabilitation Fund		214,000			214,000
Westmoor Park Fund	306,308	134,392		183,491	624,191
Leisure Services Fund	1,180,205	1,197,588		600,771	2,978,564
Private School Services Fund	672,706	851,828		522,955	2,047,489
West Hartford Library Fund		15,000	15,000		30,000
Parking Lot Fund	898,547	1,056,458		530,194	2,485,199
Capital & Non-Recurring Expenditure Fund				100,000	100,000
Police Private Duty Fund	1,410,000	30,000		623,570	2,063,570
Technology Investment Fund		25,500			25,500
Cemetery Operating Fund	124,661	177,785		81,695	384,141

And further, that increases or decreases to said appropriations may be made only upon certification by the Town Treasurer that anticipated expenditures do not exceed anticipated revenues.

ATTEST:

\_\_\_\_\_  
Essie S. Labrot, Town Clerk

\_\_\_\_\_  
Ron VanWinkle, Town Manager

Approved as to form and legality:

\_\_\_\_\_  
Joseph O'Brien, Corporation Counsel